EDUCATIONAL DORMITORY RESIDENCE – A residential facility providing housing and supportive services to international secondary school students, between 12 and 18 years of age, who are enrolled in a Connecticut public or private secondary school and who lack a permanent address in the United States. Such international students shall have entered the United States through a visa program administered by the U.S. Department of State. Specifically excluded from such facilities are any correctional programs or residential alternatives to incarceration. Such facilities may include administrative and accessory uses, including but not limited to cafeterias, fitness and exercise facilities, common areas, guidance counseling and tutoring spaces, classrooms, libraries, housing for residential administration staff, administrative offices, or technology or media centers, so long as such accessory uses are subordinate to the primary residential use.

RESIDENTIAL ADMINISTRATION STAFF – An adult, age 21 or over, trained and employed by an educational dormitory residence facility with responsibilities to supervise and provide administrative, security, educational, and/or counseling support and programming to student residents; such person may reside on the premises on a part-time or full-time basis.

Section 195-11: Residential – 3 (R-3) Zone
New text in Section D, as follows:

D. Special exceptions. Special exceptions in the R-3 Zone shall be as follows:
   (1) Nursery.
   (2) Home occupations.
   (3) Public places of worship.
   (4) School.
   (5) Library.
   (6) Public utility building without repair facilities or outdoor storage yard.
   (7) Public or semipublic building.
   (8) Convalescent home (nursing home).
   (9) Child day-care center.
   (10) Educational Dormitory Residence, provided said structure meets the following minimum standards:
       (a) Minimum lot size: 3 acres
       (b) The number of total beds shall not exceed 45 per acre of total lot area. In no case shall the number of total beds exceed 150 per lot.
       (c) Housing on the premises shall be provided solely to persons who meet the following criteria:
(i) International students, who are enrolled in a public or private secondary school in the State of Connecticut and who lack a permanent address in the United States

(ii) Residential administration staff

(d) Setback and Buffer: In addition to meeting the bulk requirements of the R-3 Zone in Section 195-11(E), an educational dormitory residence building or structure shall be setback at least 65 feet from any adjacent residential property line, and a landscaped buffer area at least 15 feet in depth and located on the Educational Dormitory Residence property shall be provided and maintained by the owner and/or operator of such facility. Landscaping of such buffer shall be in accordance with Section 195-25(E) except as noted above.

In the case of adaptive reuse of existing buildings, facilities and parking areas that preclude compliance with the provisions of this Section or the landscaping provisions required in Section 195-25(E), a suitable alternative approved by the Commission, such as fencing with the maximum amount of natural and planted vegetation feasible, shall be provided and maintained to provide visual screening from adjacent properties.

(e) No accessory recreational use, such as playing courts or fields, benches and outdoor seating areas, or other sports and leisure facilities, shall be located within the required setbacks established in Subsection (d) above.

(f) Off-street parking shall be provided only for staff (including administrative, maintenance, and office personnel), visitors, and for vehicles with the primary purpose of transporting students to and from educational facilities. Student residents shall not be permitted to possess or park private vehicles in either off-street parking spaces on the site, or on-street parking spaces in the City of Derby.

(g) Sufficient information regarding the operations of the Educational Dormitory Residence, including but not limited to, staffing, transportation, operational schedules, and facilities access, shall be provided in the Statement of Use required by Section 195-46 in order for the Commission to determine that the use is in harmony with the appropriate and orderly development of the zone, the neighborhood and the city and will not be detrimental to established properties in the area.

Section 195-54. Parking Spaces; number and location

New line in section A (between “Church; synagogue, place of worship” and “Funeral home”), as follows:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational dormitory residence</td>
<td>1 space per staff member on duty during the largest shift, plus 1 space per 10 student residents</td>
</tr>
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</table>