

**ADDENDUM – OCTOBER 18, 2004**

**EXIT 7 SPECIAL MANAGEMENT DISTRICT  
(AMENDED APRIL 4, 2007- SECTION 7.-DIMENSIONAL AND DENSITY  
STANDARDS AND SECTION 8. – PARKING STANDARDS)  
(AMENDED APRIL 18, 2007- SECTION 11. – SIGNS)**

It is hereby ordained by the Town Council of the Town of West Greenwich that

WHEREAS, the Town Council of the Town of West Greenwich has determined that it is essential to provide new employment opportunities to prevent, arrest, and alleviate blighted and substandard areas of the Town, to increase the supply of housing available to homeowners and renters, and to provide certain low-moderate income housing, to increase the tax base, to encourage the development of undeveloped land in the Town of West Greenwich, to relieve development pressure from more sensitive areas of town, and to improve the general economy of the Town and State; and

WHEREAS, the Town Council of the Town of West Greenwich has determined that the location, amenities, utilities and regional impact of the development known as the Centre of New England necessitate the creation of a Special Management District to guide development in a manner which is architecturally consistent, compatible and in the best interest of the Town; and

WHEREAS, the Town Council of the Town of West Greenwich has determined the creation of a Special Management District is consistent with the Town of West Greenwich Comprehensive Plan; and,

WHEREAS, the Planning Board and Town Council of the Town of West Greenwich has amended the Town Comprehensive Plan creating a Special Management District and modifying the Town's Future Land Use Map.

NOW THEREFORE, the Town Council of West Greenwich does hereby ordain that the Zoning Ordinance of the Town be amended to include the following new Addendum:

**SECTION 1. Purpose.**

The purpose of the Exit 7 Special Management District ("SMD") is to establish design, density and dimensional criteria for a large-scaled mixed-use development in the area located at Exit 7 along Interstate Route 95. It is the intent of this ordinance to allow for a multi-year phased development that promotes high quality design, provides for multi-family residential development where public sewer and water is available which includes affordable housing units which qualify under the Rhode Island Low and Moderate Income Housing Act, provides employment opportunities and expands the Town's commercial tax base.

The purpose of the SMD is to provide an area for economic development in the community

according to prescribed review and approval procedures, and according to design standards particular to the SMD. The SMD is intended to provide for a diversity of compatible land uses and development densities, which will include a mixture of residential (other than single-family), retail sales, office, restaurant and hotel uses

It is also the purpose of the SMD to encourage development of residential uses which have little impact on services, including but not limited to public school enrollments, and which are within the capacities of the Town to provide educational services; and to permit residential densities and dwelling unit types that are compatible within a mixed-use environment but which may not be compatible with other residential areas of the Town.

## SECTION 2. Findings.

The Town Council, Planning Board and Staff have found:

- (a) The special management district to be consistent with the West Greenwich Comprehensive Plan, as amended, and
- (b) The Centre of New England development project, located at Exit 7, serves a regional purpose and consists of over 480 acres of land located in the Towns of Coventry, East Greenwich and West Greenwich, and
- (c) The Centre of New England is one of the few undeveloped sites in the Town of West Greenwich serviced by public water, public sewers and natural gas, and
- (d) That portion of the Centre of New England located in West Greenwich, nearly 70 acres of a former gravel operation, is blighted, and
- (e) That there exists a need in the Town of West Greenwich for both market rate and affordable residential units, leasehold and fee.

## SECTION 3. Conformity to Comprehensive Plan

All development within the SMD shall conform to the policies and design guidelines as set forth in the Comprehensive Community Plan. In order to demonstrate such conformity, the applicant shall be required to submit a description of all proposed development to the Planning Board as part of a District wide Master Plan. This description shall be a statement, in text, maps, illustrations or other media of communication that is designed to provide a basis for rational decision-making regarding the long-term physical development of the District.

## SECTION 4. Applicability.

Provisions of this Section shall apply only to property located in the zoning district entitled Exit 7 Special Management District, or SMD, which encompasses that area of the Town of West Greenwich located within the “Center of New England” and which shall be shown on the Official Zoning Map.

## SECTION 5. Procedure for Approval

Development within the SMD shall be reviewed and approved by the Planning Board as a Major Land Development Project as provided for in the Zoning Ordinance, and as administered under the Land Development and Subdivision Regulations. A single application for a District Wide Master Plan shall be submitted to the Planning Board for review and approval in accordance with the Subdivision and Land Development Regulations. This application shall make note of all existing uses as well as present and future development plans for the entire area within the SMD, and the remaining area of the entire Centre of New England.

Existing conforming uses seeking approval for enlargement or significant expansion, or change to another permitted use code category shall be reviewed as new uses. Existing nonconforming uses within the SMD may be continued as provided in Article VIII (1).

#### SECTION 6. Permitted Uses.

- A. Permitted Uses, and Accessory Uses – See Attached Zone Use Matrix.
- B. Uses Allowed by Special-Use Permit – See Attached Zone Use Matrix.
- C. Drive-Thru Windows are permitted in the SMD by Special Use Permit.
- D. Parking Garages are permitted as an Accessory Use

The Planning Board shall determine, at the time of review for approval of, or amendment to a previously-approved Land Development Project within the SMD, that the proposed use is consistent with the Comprehensive Community Plan. Changes to an approved Land Development Project shall be reviewed as provided in Article VI, Section B of the Subdivision and Land Development Regulations.

The Planning Board shall, in reviewing applications for development within the SMD, apply such controls and restrictions as may be necessary to achieve a synergetic proportion of total land that is devoted to different uses. The Board shall require that at least fifty percent (50%) of the total land in the entire SMD be used for commercial use. At least 30% of the total land area in the SMD shall be used for residential use. At least ten percent (10%) of the total land area in the entire SMD shall be pervious and landscaped, as provided in Section 9. Landscaping, below. Residential dwelling units which qualify under the Rhode Island Low and Moderate Income Housing Act may be located physically within the commercial component of the SMD.

#### SECTION 7. Dimensional and Density Standards.

- A. Permitted residential uses shall be regulated by net density as well as by the dimensional standards set forth herein. The provisions of Article II, Section 5 (D) Dimensional Regulations shall not apply to uses in the SMD.
  
- B. Incentives Authorized - This Ordinance permits increases in residential density and reduction of certain dimensional requirements, not permitted in other zoning districts, as an incentive for construction of dwellings which have been documented as having relatively low impacts on public school enrollments as compared to traditional single household dwellings, and as an incentive to create affordable housing.
  
- C. Land Development Projects
  - Two or more multi family or commercial structures may be located on the same lot in accordance with the following standards:
    - 1. Maximum residential density:
      - a. No more than fifteen percent (15%) of any multi-family dwelling development project may have three (3) bedrooms per unit
      - b. Density of Fifteen (15) Multi-family dwelling units per acre
      - c. Density of Forty (40) Multi-family Age-Restricted dwelling units per acre
      - d. No unit shall have more than 3 bedrooms
      - e. Twenty-five percent (25%) of Multi-family Age Restricted dwelling units shall qualify as low or moderate income housing as defined in RIGL 45-53.
      - f. A minimum of 13.5 % of the total residential units shall qualify as low or moderate income housing as defined in RIGL 45-53.
  
    - 2. Commercial density:
 

No more than 25% of the gross floor area of the commercial development shall be consumed by any one unit, and any one unit shall not exceed 60,000 square feet; excepted from this requirement shall be any hotel.
  
    - 3. Dimensional Regulations for Multi-family and Commercial Land Development Projects:
      - a. Minimum Lot Size Multi-family Residential: 5 acres
      - b. Minimum Lot Size Commercial: 1 acre
      - c. Yard dimensions – Front (depth): 20 feet  
 Side (width): 10 feet  
 Rear (depth): 20 feet
      - d. Minimum separation between buildings – 25 feet between buildings
      - e. Maximum % lot building coverage - 60 percent
      - f. Maximum Impervious Area: 90 percent of total land area, and 90 percent per lot.
      - g. Maximum Building Height: No structure shall exceed 60 feet, and no hotel shall exceed 90 feet; however, gables and other architectural elements may extend above these dimensions.

- h. Maximum Accessory Building Height: 40 feet
- i. Two or more buildings are permitted on one parcel
- j. In this SMD, only wetlands, water bodies, and associated buffers shall be considered Land Unsuitable for Development and shall be subtracted out of any density calculation.

## SECTION 8. Parking Standards.

A. Ratios - Parking ratios for all uses within the SMD shall be:

- 1. Commercial: 5 spaces per 1,000 square feet of building area.
- 2. Multi-family : 2.5 spaces per dwelling unit
- 3. Multi-family Age-Restricted: 2.0 spaces per dwelling unit
- 4. Hotel: 5 spaces plus one per room key

B. Landscaping - Parking lot landscaping for all uses within the SMD shall be as provided in the Zoning Ordinance

C. Shared parking - Common parking areas shall be encouraged for mixed-use developments which have different hours, days and/or seasons of peak parking demand. The Planning Board may, in approving development within the SMD, permit individual parking standards to be reduced for separate uses where it can be demonstrated that adequate parking may be made available on a shared basis. The Planning Board may require written easements or other assurances as may be required to enforce shared parking arrangements. Where reasonable and practicable, the Planning Board shall require common driveways and interconnected parking lots in order to facilitate shared parking.

D. Required Loading and Service Areas - When required, loading and other service areas such as trash dumpsters shall be placed to the rear or side of buildings in visually unobtrusive locations. Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties or from public or private streets used by the general public. Screening and buffering shall be achieved through walls, fences and landscaping, and shall be visually impervious.

E. All outdoor refuse storage, collection and recycling areas shall be enclosed and solidly screened, and shall extend on three (3) sides of such an area, with a gate or door on the fourth side. A brick wall, if used, shall be capped at the top. The Planning Board may modify this requirement if such area is not visible from abutting property or streets, and, in the opinion of the Planning Board, is not necessary in order to screen or buffer abutting property or streets or to otherwise meet the purposes of the Comprehensive Plan or this zoning ordinance.

F. Parking Garages, above or below ground, are permitted.

G. Accessory parking areas for uses not located within the SMD are not permitted; excepting the parking on Lot 4-6.

## SECTION 9. Landscaping.

At least ten percent(10%) of the total land in the SMD shall be pervious and landscaped. The following uses shall be considered pervious, landscaped areas:

- Highway buffer areas
- Pedestrian parks, Town green, village commons, etc.
- Bicycle or foot paths, but excluding sidewalks
- Lawns, landscaped or wooded areas

Landscaping shall be evenly distributed throughout the SMD, not designated to any one section of the development. i.e., a minimum of 10% of each lot.

## SECTION 10. Architectural Standards.

A diversity of roof heights, gable orientations and volumes in new buildings shall be considered. New buildings shall be designed with traditional roof forms that are compatible with the character of the Town and other small New England towns.

Architectural elements such as dormers should be in proportion with the overall building and should also be in keeping with the surrounding building context. Exaggerated or excessively large (or small) architectural elements shall be avoided. The Planning Board shall require traditional New England style architectural drawings, or typical drawings, of the exteriors of proposed new buildings to be submitted as part of review of Land Development Projects.

## SECTION 11. Signs.

The Planning Board shall require a the submission of a comprehensive signage plan for all uses, individual buildings or complex of buildings and uses as part of its review. The signage plan shall include conceptual drawings and supporting information describing the proposed signage for all major buildings and uses, including entrance signs, directional signs, a typical lighting plan etc. The Applicant shall also provide the Planning Board a typical sign for all directory and directional signs. Once the typical signage plan is approved, the Zoning Enforcement Officer shall issue specific sign permits.

Revisions to signs in an approved signage plan shall be reviewed by the Administrative Officer as an amendment to an approved plan, as provided in Article VI, Section B of the Subdivision and Land Development Regulations.

Signs for residential uses in the SMD shall be governed by the provisions of Article IV; excepting, the Planning Board may approve one (1) permanent monument sign, not to exceed 100 sq. ft. of content area, which shall be constructed as a component of the residential project entrance.

For commercial uses in the SMD there may be up to 200 square feet of wall mounted sign for each use within a building.

Permitted signs within the District may be illuminated or indirectly illuminated.

The Planning Board may approve two (2) pylon signs, for the commercial portion of the SMD. One sign shall not exceed 135 feet in height, nor exceed 3,500 square feet in surface area, the other sign shall not exceed 100 feet in height and 400 square feet in surface area.

#### SECTION 12. Utilities.

All proposed new uses in the SMD shall be serviced with public sewer, public water service and natural gas. Electric and communications lines shall be placed underground within a Land Development Project, excepting, an extension of the above-ground main utility corridor may be extended along Interstate Route 95 for the sole purpose of supplying utilities to the interior underground utilities.

#### SECTION 13. Off-Site Traffic Improvements.

The Planning Board shall require vehicular traffic created by development in the SMD to be integrated into the surrounding area and be compatible with abutting and nearby properties. If State Highways are involved, such improvements shall also be approved by the RI Department of Transportation and Federal agencies, if applicable. In making this determination of the need for off-site traffic improvements, the Planning Board may require a separate circulation plan and traffic study to be submitted by the developer as part of the Master Plan application for approval, and any other study or documentation requested by the Planning Board .

#### SECTION 14. Lighting.

Streets, parking areas, pedestrian areas and other actively used development in the SMD shall be provided with adequate lighting while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties and public rights-of-way. Street lights shall be decorative and blend with the architectural style of buildings in the SMD.

The applicant shall submit a lighting plan at the Preliminary stage of review, designed and stamped by a RI licensed electrical engineer.

#### SECTION 15. Pedestrian and Bicycle Circulation.

As part of its review of development within the SMD, the Planning Board shall require that adequate, safe and attractive pedestrian and/or bicycle circulation be provided, which shall include a network of sidewalks and the accommodation of mass transit, and which shall be ADA accessible in accordance with State and Federal standards.

## SECTION 16. Performance Standards.

Uses, activities or operations which violate any governmental building, fire, safety, health, environmental or other standards or regulation are prohibited.

No nuisance shall be permitted to exist or operate upon any lot so as to be offensive or detrimental to any adjacent lot or property or to its occupants. A nuisance shall include, but not be limited to, any of the following conditions:

Any use, including careless construction activity, that emits dust, sweepings, dirt, or cinders into the atmosphere, or discharges liquid, solid wastes, or other matter into any street, property or wetland which may adversely affect the health, safety comfort of, or intended use of their property by persons within or adjacent to the SMD.

The escape or discharge of any fumes, odors, gases, vapors, steam, acids or other substance into the atmosphere, which may be detrimental to the health, safety or welfare of any person or may interfere with the comfort of persons within the SMD or which may be harmful to property or vegetation.

The radiation or discharge of intense glare or heat, or atomic, electromagnetic, microwave, ultrasonic, laser or other radiation. Any operation producing intense glare or heat or such other radiation shall be performed only within an enclosed or screened building and then only in such a manner that the glare, heat or radiation emitted will not be discernible from any point exterior to the site or lot upon which said operation is conducted.

Excessive noise. No outside speaker or public address system shall be permitted without the express written consent of the Planning Board. At no point outside of any lot line shall the sound pressure level of any machine, device, or any combination of same, from any individual plant or operation, exceed the decibel levels set forth in Article III.

Storage of hazardous materials. No material of a hazardous character, as defined by the Hazardous Substance Act (RI General Laws 23-24-2) shall be stored except within a building having roofing, walls and floors constructed of such materials as to render said building weather tight, and so as to prevent leakage of materials into the ground or release into the atmosphere. Storage and use of such materials shall be in strict compliance with the requirements of applicable local, state and federal agencies governing such storage and use.

## SECTION 17. Fees.

The fee for any application in the SMD shall be:

\$150.00 for Pre-Application

\$5,000.00 per Master Plan

\$5,000.00 per Preliminary Residential Plan

\$5,000.00 per Preliminary Commercial Plan

\$1,000.00 per Final Plan  
\$1,000.00 per amendment to approved plan

This fee structure shall be in lieu of all other Application Fees.  
The Applicant of a Land Development Project shall deposit \$10,000.00 in a dedicated Project Review Fees account as part of each application, and which shall be administered in accordance with Article XI Section F of the Land Development and Subdivision Regulations:  
Article VII of the Subdivision Regulations regarding guarantee of public improvements shall also apply to the SMD, where appropriate.

SECTION 18. Timing of Development.

Development within the SMD shall be constructed in phases. In order to regulate the development of new construction within the SMD, to accommodate the Town's growing need for low and moderate income housing as defined in RIGL 45- 53, and to prevent excessive development from exceeding the capacity of the Town and/or other public or private agencies to provide essential services and facilities, the Planning Board shall require residential construction to be divided into three (3) phases over three (3) consecutive calendar years, and that commercial phasing shall be constructed over four (4) consecutive calendar years.

Minimum Commercial Phasing Schedule (Acceleration is permitted):

- Phase 1: 80,000 sq. ft. gross floor area
- Phase 2: 80,000 sq. ft. gross floor area, plus, twenty (20) one (1) bedroom Low-Moderate income housing units.
- Phase 3: 80,000 sq. ft. gross floor area
- Phase 4: 80,000 sq. ft. gross floor area

Residential Phasing Schedule (Acceleration is prohibited):

- Phase 1a: 200 Multi-family Dwelling Units; and,
- Phase 1b: 100 Age Restricted Multi-family Dwelling units, including 30 Low-Moderate Income Housing Units.
- Phase 2: 100 Multi-family Dwelling Units
- Phase 3: 100 Age Restricted Multi-family Dwelling Units, including 20 Low-Moderate Income Housing Units.

Commercial Phase 1 and Residential Phases 1a and 1b shall commence in calendar year 2005.