

CORPORATE ZONING DISTRICT

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 increase the tax base, to encourage the development of undeveloped land in the Town of West Greenwich, to encourage opportunities for public transportation, and to improve the general economy of the Town and the State of Rhode Island; and

WHEREAS, the Town Council of the Town of West Greenwich has determined there is a need for a Corporate Zoning District to encourage corporate and industrial uses by providing flexibility from traditional zoning dimensional requirements through the provision of Land Development Projects, as defined in Rhode Island General Laws 45-24-47; and

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

WHEREAS, the Planning Board and the Town Council of the Town of West Greenwich have amended the Town of West Greenwich Comprehensive Plan to create a Corporate Zoning District and to modify the Future Land Use Map of the Town of West Greenwich.

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 Corporate Zoning District (the "CZD") is to provide an area for economic development in the community according to prescribed review and approval procedures, and according to design, density, and dimensional criteria particular to the CZD. The CZD is intended to provide for large-scale developments which incorporate a diversity of compatible land uses, which may include a mixture of office, light industrial, hotel, and limited ancillary retail uses.

It is the intent of this ordinance to allow for a multi-year phased development that promotes high quality design, provides employment opportunities, and expands the Town's tax base.

SECTION 2. Findings.

The Town Council, the Planning Board and the Planning Staff have found:

- (a) The CZD is consistent with the West Greenwich Comprehensive Plan, as amended; and
- (b) The CZD provides for large-scale mixed use and multi-structure planned development

SECTION 3. Conformity to Comprehensive Plan.

All development within the CZD 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 Master Plan for the CZD. 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 CZD.

SECTION 4. Applicability.

Provisions of this Addendum shall apply only to property located in the zoning district entitled Corporate Zoning District (or CZD), which encompasses those areas of the Town of West Greenwich, so designated by the Town Council, and which shall be shown on the Official Zoning Map.

SECTION 5. Procedure for Approval.

Development within the CZD shall be reviewed and approved by the Planning Board as a Major Land Development Project as provided for in the Zoning Ordinance, and administered under the Land Development and Subdivision Regulations. A single application for a Master Plan for the CZD shall be submitted to the Planning Board for review and approval in accordance with the Land Development and Subdivision Regulations. This application shall make note of all existing uses as well as present and future development plans for the entire CZD. Preliminary and Final Approval may be sought in stages, with appropriate modifications of the Master Plan. The subdivision of any proposed lots shall occur after Final Approval of the specific lots for which Preliminary and Final Approval is sought.

Existing conforming uses seeking approval for enlargement or material expansion, or change to another permitted use code category shall be reviewed as new uses. Existing nonconforming uses within the CZD 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 CZD by Special-use permit.
- D. Parking Garages are permitted in the CZD as an Accessory Use.
- E. The Planning Board shall determine, at the time of review for approval of, or amendment to a previously approved Land Development Project within the CZD, that the proposed use is consistent with the Town of West Greenwich Comprehensive Plan. Changes to an approved

Land Development Project shall be reviewed as provided in Article VI, Section B, of the Land Development and Subdivision Regulations.

The Planning Board shall, in reviewing applications for development within the CZD, apply such controls and restrictions as maybe necessary to achieve a synergetic proportion of total land that is devoted to different uses. In furtherance of this provision, the Planning Board shall require that the ratio of the aggregate gross square footage of all allowable uses found under Use Code Category No. 5, titled 'Commercial,' and all allowable uses found under Use Code Category No. 61, titled 'Personal Services,' (as set forth in the Zone Use Matrix) shall not exceed twelve percent (12%) of the gross square footage of all uses within the CZD (assuming the full build out of the CZD as contemplated by the Master Plan).

Individual Retail Trade uses shall be limited to a maximum of 20,000 gross square feet.

F. Roads within the CZD shall be privately owned and maintained.

SECTION 7. Dimensional and Density Standards.

A. Dimensional Regulations for Corporate Land Development Projects:

- a. Minimum Lot Size for Commercial and Industrial Buildings: 2 acres
- b. Minimum Frontage (including frontage on private roads): 100 feet
- c. Minimum Yard Requirements (except for existing buildings):
 - Front (depth): 40 feet
 - Side (width): 10 feet
 - Rear (depth): 30 feet
- d. Minimum Separation Between Buildings (except for existing buildings): 25 feet
- e. Maximum Lot Coverage Ratio (ratio of area of building to area of lot): forty percent (40%)
- f. Maximum Impervious Area: (ratio of area of impervious surfaces to area of lot) fifty-five percent (55%) of area of CZD and sixty percent (60%) of area of any lot
- g. Maximum Building Height (excluding gables and other architectural elements):
 - Structures other than hotels: 60 feet
 - Hotels: 90 feet
- h. Maximum Accessory Building Height: 40 feet
- i. Multiple Buildings: Two or more buildings are permitted on one lot.
- j. Minimum Buffer:
 - i. 100 feet to any Residential Zone for any structure or activity in the CZD, (including outdoor storage), 75 feet of which shall be vegetated with trees and other thick screening.
 - ii. 50 foot to any Neighborhood Business or a Highway Business Zone for any structure or activity in the CZD (including outdoor storage).
- k. Minimum District Size: 15 acres

SECTION 8. Parking Standards.

A. Ratios. Parking ratios for existing uses within the CZD shall remain the same. All new uses within the CZD shall satisfy the applicable parking requirement set forth in the following table:

Use	Parking Requirement
Office, Corporate, Commercial and Retail	one (1) parking space per 250 square feet of building space
Industrial, Manufacturing and Storage	two (2) parking spaces per every three (3) full time equivalent employees
Hotel	five (5) parking spaces plus one (1) parking space per room

B. Landscaping. Ten percent (10%) of the area of all parking lots shall be landscaped.

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 CZD, 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 practical, the Planning Board may require common driveways and interconnected parking lots to facilitate shared parking.

D. 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. Refuse Areas. 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 the Zoning Ordinance.

F. Parking Garages. Above and below ground parking garages are permitted.

G. Accessory Parking. Accessory parking areas for uses not located within the CZD are not permitted.

SECTION 9. Landscaping.

A minimum of twenty-five percent (25%) of the area of the CZD and a minimum of twenty-five percent (25%) of the area of each lot in the CZD shall be pervious and landscaped. The following areas shall be considered pervious and landscaped areas:

- Highway buffer areas
- Pedestrian parks, village greens and village commons, etc.
- Bicycle or foot paths (excluding sidewalks)
- Lawns, landscaped and wooded areas

Landscaping shall be evenly distributed throughout the CZD and not designated to any one section of the development

SECTION 10. Architectural Standards.

A diversity of roof heights, gable orientations and volumes in new buildings shall be considered. 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 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 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 Land Development and Subdivision Regulations.

The CZD shall follow the regulations in Article IV Sign Regulations, of the Zoning Ordinance, except as otherwise permitted below.

Commercial and industrial building in the CZD may have signs totaling up to 200 square feet for each building.

Directional signs within the CZD shall be permitted subject to normal architectural standards. Permitted signs within the CZD may be illuminated or indirectly illuminated. No flashing signs, nor portable or mobile signs shall be permitted.

The Planning Board may approve one (1) pylon sign for the CZD, for uses in the CZD only. No off-premise advertising is permitted. The sign shall not exceed 100 feet in height, nor exceed 1,500 square feet in surface area.

SECTION 12. Utilities.

All proposed new uses in the CZD shall be serviced with public water and public sewer. Electric and communications lines shall be placed underground within a Land Development Project.

SECTION 13. Off-Site Traffic Improvements.

The Planning Board shall require vehicular traffic created by development in the CZD 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 Rhode Island 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 CZD 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 CZD.

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

SECTION 15. Pedestrian and Bicycle Circulation.

As part of its review of development within the CZD, the Planning Board shall require that adequate, safe and attractive pedestrian and/or bicycle circulation be provided, which shall include a network of sidewalks that shall be ADA accessible in accordance with State and Federal standards. Unpaved bicycle and foot paths are encouraged within the CZD, and need not be ADA accessible. Consideration shall be given to the accommodation of mass transit.

SECTION 16. Performance Standards.

Uses, activities or operations which violate any governmental building, fire, safety, health, environmental or other standards or regulations 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 CZD.

The escape or discharge of any flumes, 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 CZD 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 shall 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 (Rhode Island 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 CZD shall be:

- \$150.00 for Pre-Application
- \$5,000.00 per Master Plan
- \$5,000.00 per Preliminary 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 for a Land Development Project shall deposit \$10,000.00 in a dedicated Project Review Fee 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 Land Development and Subdivision Regulations regarding guarantee of public improvements shall also apply to the CZD, where appropriate.