

**ADDENDUM –
SENIOR RESIDENTIAL 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 desirable to increase the supply of housing available to homeowners and renters, to increase the tax base, to encourage the development of undeveloped land in the Town of West Greenwich, 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 lands near Route 95 at Exit 7 necessitate the creation of a Senior Residential 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 Senior Residential 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 Senior Residential 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 Senior Residential District ("SRD") is to establish design, density and dimensional criteria for a large-scaled age-restricted, multi-family development in the area located at Exit 7 along Interstate Route 95. It is the intent of this ordinance to allow for a development that promotes high quality design, provides for multi-family residential development where public sewer and water is available, and provides various housing choices.

It is also the purpose of the SRD 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 large-scaled development but which may not be compatible with other residential areas of the Town; and, to increase the amount of Open Space and pervious areas that would otherwise be permitted in a Highway Business District.

The purpose of the SRD district is to allow varied residential uses in a transitional area between single-family dwellings, existing and proposed commercial uses, and Route 95.

SECTION 2. Findings.

The Town Council, Planning Board and Staff have found:

- (a) The Senior Residential District to be consistent with the West Greenwich Comprehensive Plan, as amended, and
- (b) The proposed site is one of the few undeveloped sites in the Town of West Greenwich serviced by public water, and public sewer; and
- (c) That there exists a need in the Town of West Greenwich for age-restricted residential units, leasehold and fee.
- (d) That the proposed site serves as a transitional zone between single-family dwellings and Route 95.

SECTION 3. Conformity to Comprehensive Plan

All development within the SRD 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 Senior Residential District (“SRD”) which encompasses that area of the Town of West Greenwich located near Exit 7, specifically A.P. 1 Lots 10-3, 13 and 15, and which shall be shown on the Official Zoning Map.

SECTION 5. Procedure for Approval

Development within the SRD 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 SRD.

Existing conforming uses seeking approval for enlargement or significant expansion, or change to another permitted use code category shall be reviewed as new uses under this ordinance. Existing nonconforming uses within the SRD 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. Playgrounds are prohibited.

The Planning Board shall determine, at the time of review for approval of, or amendment to a previously-approved Land Development Project within the SRD, 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.

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 SRD.
- B. Incentives Authorized - This Ordinance permits increases in residential density and reduction of certain dimensional requirements, not permitted in other zoning districts, as a municipal subsidy program for the creation of low and moderate income housing, and as an incentive for construction of dwellings that have been documented as having relatively low impacts on public school enrollments as compared to traditional single household dwellings.
- C. Land Development Projects within the SRD

Two or more multi family structures may be located on the same lot in accordance with the following standards:

- 1. Maximum residential density:
 - a. Density of One Multi-family Age-Restricted dwelling unit per 8,000 square feet of total land area: not to exceed a total of 128 units in the entire land development, exclusive of any existing units.
 - b. Any existing residential unit(s) at the passage of this ordinance may continue with a minimum of 20,000 square feet of land.
 - b. No unit, other than existing residential units, shall have more than two (2) bedrooms.
- 2. Commercial density:
 - a. Not permitted.
- 3. Dimensional Regulations for Multi-family Development Projects:
 - a. Minimum Lot Size Multi-family Residential: 5 acres
 - b. Yard dimensions – Front (depth): 20 feet
Side (width): 10 feet
Rear (depth): 20 feet
 - c. Minimum separation between buildings – 15 feet between buildings
 - d. Maximum % lot building coverage - 40 percent

- e. Maximum Impervious Area: 60 percent of total land area, and 60 percent per lot.
- f. Maximum Building Height: same as RFR-2 zoning district
- g. Maximum Accessory Building Height: Clubhouse - 25 feet, however, gables and other architectural elements may extend above these dimensions, all other structures – 15 feet
- h. Two or more multi-family buildings are permitted on one parcel
- i. In this SRD, only wetlands, water bodies, and their associated buffers shall be considered Land Unsuitable for Development and shall be subtracted out of any density calculation.
- j. A seventy-five (75') foot “no-cut” zone shall, from the property line, shall exist on Division Street: excepting, any existing residential curb-cut opening, or proposed emergency access road.
- k. No building shall exceed one story in height.

SECTION 8. Parking Standards.

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

- 1. Multi-family Age-Restricted: 1.5 spaces per dwelling unit
- 2. Clubhouse/Meeting Room: 4.0 per thousand square feet

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

C. 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.

D. 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.

E. Accessory parking areas for uses not located within the SRD are prohibited.

SECTION 9. Landscaping.

At least forty percent (40%) of the total land in the SRD shall be pervious, either undisturbed or 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 SRD, not designated to any one section of the development. i.e., a minimum of 40% of each lot, excepting existing units. Landscaping shall be designed in accordance with the additional requirements of the Land Development and Subdivision Regulations Article XIII, Section D, Landscaping Standards.

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. Utilities.

All proposed new structures in the SRD shall be serviced with public sewer and public water, both which shall originate from off-site. Electric and communications lines shall be placed underground within the Land Development Project.

SECTION 12. Lighting.

Streets, parking areas, pedestrian areas and other actively used development in the SRD may 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 SRD.

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

SECTION 13. Performance Standards.

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

SECTION 14: AGE-RESTRICTION AND AFFORDABLE HOUSING

A. Age-Restriction to 55 years and older. All residential dwelling units, excepting any existing residential dwelling units, within the SRD shall be designed for and restricted to occupancy by at least one person aged 55 and over.

1. Legal documents, including but not limited to, Homeowners Association Documents, Declaration of Restrictions, Easements, Open Space Covenants, etc., shall be submitted as part of Final Plan review. The documents shall be recorded simultaneously with the Final Plan in the Town of West Greenwich Land Evidence Records. In addition, the developer shall give each original purchaser of a unit in the SRD a copy of all such documents.

2. The Final Plan shall contain the following statement: These premises are subject to age-restrictions, and other restrictions, conditions, covenants, and easements that are contained in instruments recorded simultaneously with this Final Plan at Book _____ and Pages _____ of the Town of West Greenwich Land Evidence Records, and are incorporated herein by reference.”

B. Affordable Housing. The development shall provide a minimum of 13.5% of the total units, excepting existing units, for low or moderate income housing, in accordance with the requirements of RIGL 45-53-3(5).

1. The low or moderate income housing units may be integrated within the development, or be provided off-site.

2. The percentage of proposed market rate units granted a Certificate of Occupancy shall at no time exceed the percentage of proposed low or moderate units granted Certificate of Occupancy by more than fifty (50%) percent. The Certificate of Occupancy for the last market rate unit shall not be granted until the last low or moderate unit has been granted its Certificate of Occupancy.

SECTION 15. Fees.

The fee for any application, in lieu of all other Application Fees, in the SRD shall be:

\$150.00 for Pre-Application
\$5,000.00 per Master Plan
\$5,000.00 per Preliminary Residential Plan
\$1,000.00 per Final Plan
\$1,000.00 per Amendment to approved plan

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 SRD, where appropriate.

**PROPOSED SENIOR RESIDENTIAL DISTRICT (SRD)
MATRIX**

USE CATEGORY	SRD
01 Single Family	P
02 Two Family	P
03 Multi Family	P
08 Customary Home Occupations	P
09 Community Residences	P
844 Swimming Pools, Outdoor	P
851 Swimming Pools	P
871 Subdivision Parks	P
872 Subdivision Community Centers	P
All Other Uses Are Prohibited	X

Key: P= Permitted Use; X= Prohibited Use; S= Special Use Permit