

**AMENDMENTS TO  
WEST GREENWICH COMPREHENSIVE PLAN**

Land Use Element:

Add Section II B. 1. h.:

**h.. Corporate Zoning District**

The intent of the Corporate Zoning District (CZD) is to promote Planned Development for compatible corporate and industrial uses. The creation of a CZD provides the Town an opportunity to guide and manage how this land is comprehensively developed as a self-contained “park,” through the development of a district-wide Master Plan.

Several conditions shall apply to any development in a designated Corporate Zoning District:

- a. Any development within a Corporate Zoning District shall be reviewed as a Major Land Development Project, and, except for any existing uses/structures, shall obtain Master Plan approval before any specific development plan is submitted to the Planning Board.
- b. All uses within the area shall be serviced by public water and public sewerage systems, subject to approval by the appropriate State agencies.
- c. Access shall derive from limited points along public roads. This is to eliminate piecemeal development, and to reduce the number of curb-cuts evolving off of arterial and collector roads.
- d. Internal streets shall be privately owned and maintained, and shall be designed to promote and enhance the concept of the planned district.
- e. These districts shall be high-density, mixed-use areas containing a majority of office and/or light manufacturing uses, with limited ancillary uses such as retail, restaurant, or hotel uses. Other park amenities, such as open space with walking paths, may be included.
- f. Special zoning provisions will be formulated to permit and prohibit specific uses, establish dimensional and density limitations, establish parking requirements, including provisions for shared parking, and to establish landscaping requirements and signage requirements.
- g. The impact of CZD development on public safety and public service facilities shall be reviewed as part of any application within the CZD.
- h. The West Greenwich Official Zoning Map shall be amended to show those areas at Exit 6A to be the designated as the first Corporate Zoning Districts.