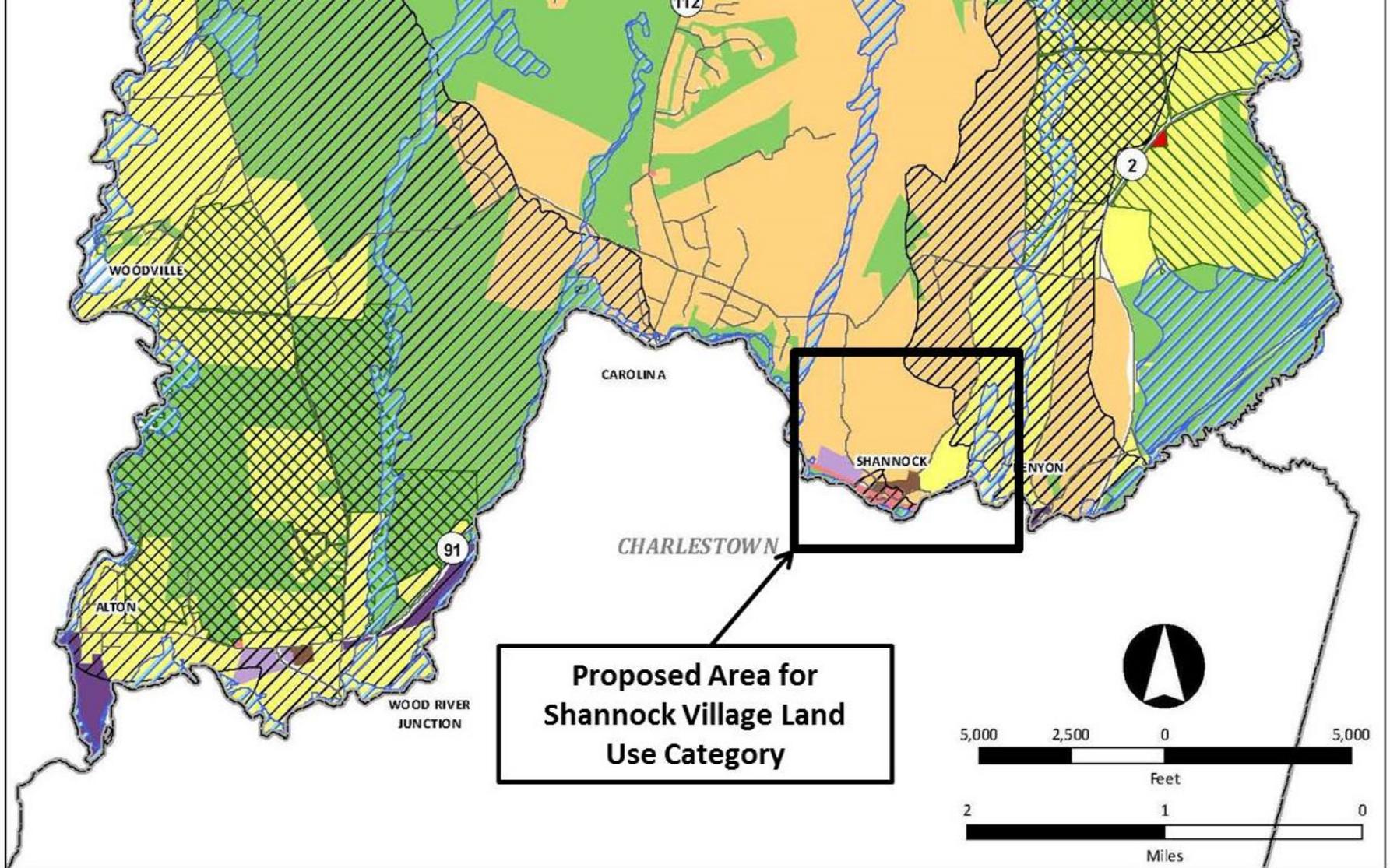


Town of Richmond
(RMD-14-01)

Comprehensive Plan Amendment:
To establish the Shannock Village Future Land Use Category

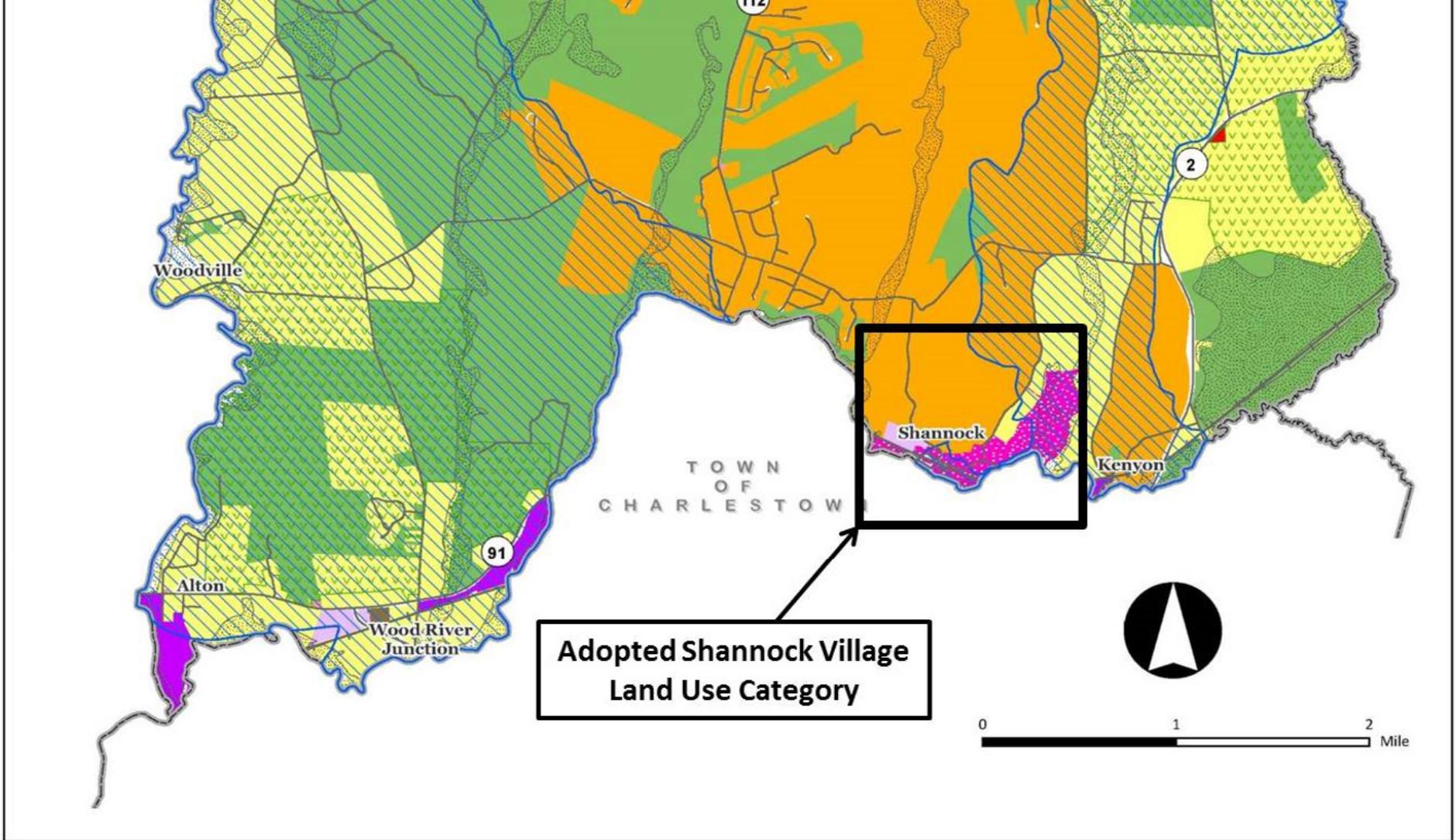
Comprehensive Plan Amendment illustrating the establishment of a Shannock Village land use category on the Future Land Use Map and associated changes to the text.



RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 13 - Future Land Use Plan

- | | | |
|--|----------------------------|---|
| Infill and Growth Area | Protected Open Space | Industrial |
| Municipal Border | Residential-High Density | Light Industrial |
| Roads | Residential-Medium Density | Flex Tech |
| Flood Overlay District | Residential-Low Density | Planned Development District |
| Proposed Aquifer Overlay District | General Business | Planned Unit Development-Village District |
| Agriculture Overlay District | Neighborhood Business | |
| Potential Future Growth Area (to be studied) | | |



RICHMOND COMPREHENSIVE COMMUNITY PLAN 2014

Map 13 - Future Land Use Plan

(adopted August 12, 2014)



or more farm lots intended for both residential and agricultural use. One acre of each farm lot is reserved for a principal residential structure. One accessory dwelling unit is permitted by right rather than by a special use permit. Residential compounds lots must have a minimum of 11 acres making them eligible for participation in the Farm, Forest and Open Space Program. Further discussion of agricultural uses can be found within the Land Use Element of this Plan.

Aquifer Protection District

Richmond is dependent on groundwater for 100% of its drinking water and protecting the high quality of groundwater in Town is a priority for all the Town's agencies. The Aquifer Protection District ordinance is an overlay ordinance and establishes land use restrictions and guidelines for on-site septic systems, thereby ensuring conservation and protection of water resources.

Flood Hazard Overlay District

The purpose of this district is to protect the public safety, minimize property damage, protect watercourses from encroachment, and preserve the ability of floodplains to retain and carry off floodwaters. Any development within floodplains designated by the Federal Emergency Management Agency will be reviewed for compliance with the current edition of the state building code regarding flood-resistant siting and construction.

RI Storm Water Design Manual

This Manual offers best management practices for decreasing flooding as well as reducing pollutants in storm water runoff, particularly during the construction phases. The Manual requires no net increase in storm water runoff and further requires that any runoff must be treated on-site before discharged. Low impact design (LID) strategies are recommended as a comprehensive approach to both managing runoff and minimizing the hydrological impacts. These strategies include minimizing impervious surfaces in developments and using natural filtration systems such as rain gardens. In light of the historic flooding of March, 2010, these strategies are particularly important. The Land Development and Subdivision Regulations reference the use of the Manual for storm water design and calculations for all development applications.

Historic District and Resource Protection

An historic district is not enabled by the Town Charter, but efforts continue to protect the cultural resources of the villages on the National Register of Historic Places. Village district design guidelines are being prepared for Wyoming and, in cooperation with the Town of Charlestown, have been prepared for Shannock. The intent of these guidelines will be to retain the village mixed use development pattern and aesthetic qualities of the historic districts. The Town should also consider guidelines for other historic districts, including Carolina and Alton.

Industrial Uses

Current industrial areas are located near the convergence of Exit I-95 (Exit 3), Route 138 and Stilson Road. Other areas zoned for industrial uses include locations within historic mill villages along rail lines. These areas were once thriving mills that relied on water power and rail to receive and send goods and materials. Changes in the way products are produced and transported have resulted in a reduced dependency on rail and increased trucking. Because these villages are not in close proximity to Exit 3 and the interstate, the Town should consider evaluating whether these are appropriate locations for future industrial uses (see **Economic Development Element**).

Balancing Water Availability, Wastewater Treatment, and Land Development

The Town will ensure that new development is balanced with water availability and wastewater treatment. Public water service is only available in Wyoming and infill development there will be encouraged. In areas of new growth (e.g. Route 138 and Route 112), water demands and wastewater treatment need careful planning. This requires looking at the growth center as a whole and developing a strategy that is based on build out of all potential uses.

Outside of these areas, the Town is zoned R-3, where there is a three-acre minimum lot size. This type of zoning, along with the Aquifer Overlay District, protects water quantity and quality. By spacing development far enough apart, water supply is not stressed to accommodate development, private wells are protected from contamination by on-site wastewater treatment systems, and the aquifer can recharge to maintain water supplies.

Low Impact Development Techniques

Protecting water quality is an important goal of Richmond (See **Natural and Cultural Resources Element**). Stormwater best management practices (BMPs) reduce pollutants in runoff from development, particularly impervious surfaces such as roadways, parking lots, and other urban area features. In March 2011, the Rhode Island Department of Environmental Management (RIDEM) and Coastal Resources Management Council (CRMC) released the *Rhode Island Low Impact Development Planning and Site Manual*, a companion to the Rhode Island Stormwater Manual. This document promotes better site design and the use of stormwater BMPs to avoid and reduce impacts to water quality. The Town has integrated these strategies into the Land Development and Subdivision Regulations and development plan review for nonresidential uses.

The Future Land Use Concept Plan

The Future Land Use Concept Plan illustrates Richmond's land use strategy and policies. It attempts to allocate sufficient land areas in multiple use categories to satisfy the identified need for land in each category over the next 20 years. Shown on Map 13 in Appendix B, the plan consists of:

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Business Use
- Industrial Use
- Flex Tech
- Planned Development Use

- Agricultural Overlay
- Aquifer Overlay
- Flood Hazard Overlay
- Shannock Village District

The Future Land Use Concept Plan is meant solely to complement the plan's text by interpreting the intentions of the plan's goals and policies.

Infill and Growth Area

The Infill and Growth Area encompasses parcels in and around Wyoming and the I-95 interchange at Route 138. Throughout the Comprehensive Plan, the Town has identified this area as a target for economic development, housing, and circulation improvements because it is the existing commercial center for Richmond and developed at a higher density. It has existing infrastructure and amenities such as sidewalks and access to the Town's water service. Using the State's Urban Services Boundary as starting point, the Town has delineated this area for future infill, redevelopment, and growth based on local needs.

Low Density Residential

Low Density Residential, or R-3, is an important category of preferred development strategy as this zoning and level of density covers most of the town's northwest, southwest and southeast quadrants, as well as the center of Richmond. These areas are a composite of significant natural features, cultural features, prime agricultural soils, open spaces, aquifer recharge and wellhead protection areas, as well as surface water buffer areas, all of which are compatible with low-density zoning.

Medium Density Residential

Pockets of land suitable for medium density development, or R-2, encircle the de Coppett property and extend to the northern and eastern town borders with Exeter and South Kingstown. The central portion of town south of Route 138 is an intermediate density area, as is an area west of Route 2 south of Shannock Hill Road. The tract's development advantages are its proximity to the Wyoming commercial and industrial districts, proximity to the public water distribution system, access to principal roads and few natural constraints.

High Density Residential

An area of high-density residential development, zoned R1, is located in the Canob Park residential neighborhood and portions of Alton and Shannock. Wyoming is the only area of town served by a municipal water supply system, and the residential areas are almost entirely developed.

Low/Moderate Income Residential

Richmond will consider examining rehab/reuse/infill and mixed use strategies to increase the supply of affordable and rental housing. Much of the existing development on the western portion of Route 138 west of Route 95, and between Route 138 and Route 3 was developed prior to the current zoning requirements. This area is ideal for infill and rehabilitation as well as for creating newer mixed-use developments because of the existing higher density development and the availability of Town water. Over the next several years, Richmond will develop regulations for the development of more densely developed affordable and rental housing units

within this central corridor subject to water availability and wastewater disposal capacity. The purpose of locating affordable and rental housing in this corridor is to conserve and protect unimproved land from sprawl and also to develop higher density housing where the necessary infrastructure exists to support it.

The Planning Board, using the Affordable Housing Siting Analysis (See Map 11 in Appendix B), and working in conjunction with property owners and the Affordable Housing Task Force, will review all land in the existing villages and proposed growth center to determine those areas which could support higher density development. The Planning Board will then make recommendations to the Town Council to adjust the zoning density in these areas.

Business Uses

The majority of proposed and existing businesses are located near I-95's Exit 3 and Route 138 junction. The General Business Zone extends further west along Route 138 to the town border with Hopkinton, and east, a short distance beyond Stilson Road. Several small areas for business uses are located in the villages of Shannock and Carolina. A small business area exists on Route 112 near the proposed growth center.

Industrial Uses

Industrial uses are proposed for several areas, primarily in the vicinity of Exit 3, adjacent to Interstate Route 95, along Route 138 and Stilson Road. The Richmond Airport and the area adjacent to it are also proposed for industrial use. Finally, other smaller industrial areas are located in Alton, Wood River Junction and Shannock. Historically, these zones were created to accommodate the mills around which the villages originally developed. Changes in industrial use patterns as well as current transportation and economic trends may necessitate reconsideration of these smaller industrial zones for alternate uses.

Planned Development

An area encompassing both sides of Route 138 just east of the business and industrial use area at Exit 3 is zoned for Planned Development. Several hundred acres of developable land in this area is proposed for a mixed of uses to provide a transition from the business and industrial area to the surrounding residential area. The Planned Development combines strict development requirements with site design flexibility. Portions of this area will also serve as a buffer between Wyoming and the growth center proposed for the Route 138 and Route 112 intersection.

Shannock Village District

The purposes of this district are to preserve the historic character of Shannock Village by ensuring that building maintenance and new construction reflect the village's architectural heritage as a mill village with structures and features dating from several architectural periods, and to encourage the village's economic vitality by permitting commercial and mixed-use development and redevelopment.

Agricultural Overlay

The purpose of the agricultural overlay is to preserve and protect large areas of prime agricultural soils, as identified by the Soil Conservation Service. Two areas are delineated, one in the eastern portion of town, one in the western portion. Both areas presently are turf farms.

Aquifer Overlay District

The Aquifer Overlay areas primarily surround the river corridors in Richmond. The existing Overlay is based District should follow the aquifer regard area, delineated by available through the Rhode Island Geographic Information System (RIGIS) and RIDEM. Additionally, RIDEM has mapped where various types of groundwater and wellhead protection areas (WHPA) are located for the Town. The DEM Groundwater Quality Rules classify the state's groundwater into four classes and establish groundwater quality standards for each class. Groundwater classified GAA and GA is to be protected to maintain drinking water quality, and underlies approximately 21% and 70% of the state, respectively. Groundwater classified GB (approximately 9%) and GC (less than 1%) are known or presumed unsuitable for drinking water. A WHPA is the portion of an aquifer through which groundwater moves to a well. Under the RI DEM Wellhead Protection Program approved by the US Environmental Protection Agency in 1990, DEM is responsible for delineating a WHPA for each of the public wells in the State. The most recent groundwater and WHPA data, as available, were published by DEM in 2010. These areas require protection as present and future drinking water supplies. The Zoning Map and Ordinance should be updated to reflect the most current maps available from the DEM for the overlay district. If a property is located within such an overlay area, special regulations limit certain high risk uses through special use permits and or may be entirely prohibited.

Flood Hazard Overlay

The purpose of this district is to protect the public safety, minimize property damage, protect water courses from encroachment, and preserve the ability of floodplains to retain and carry off flood waters. It is based on the Federal Emergency Management Agency Flood Insurance Rate Maps.

Analysis of Land Use and Zoning

Over the past several years, Richmond has worked to eliminate inconsistencies between its zoning and existing land use. Despite these efforts, some inconsistencies remain, particularly in residential zoning districts where development predates the adoption of zoning. Shannock Village, for example, has had three four zoning designations, R-1, R-2, L1, and NB prior to adopting the Shannock Village District. R-1 zoning requires 1 acre lots. However, in Shannock many of the existing lots are significantly smaller than 1 acre in area, with many containing less than 10,000 square feet. The town is currently working with the Town of Charlestown to create a Shannock Village Zoning District to address issues such as zoning. The Town has adopted dimensional regulations and regulations for non-conforming lots that address Shannock and other older neighborhoods that do not meet the current underlying zoning requirements.

Neighborhoods such as Alton Village, Canob Park, and Valley Lodge Estates are currently zoned R-3, which requires a minimum 3 acre lot. However, nearly all the lots in these areas are much smaller than 3 acres because they existed before the adoption of zoning in the Town. After the adoption of the Richmond Zoning Ordinance in 1970, these lots became legally non-conforming. All of these areas overlay important aquifer recharge areas and the R-3 designation will remain to protect the underlying groundwater quality and quantity.

Due to the adoption of conservation design, cluster subdivision development is no longer allowed under the Richmond Subdivision Regulations. Cluster subdivision design allowed