West Warwick Comprehensive Plan

Land Use

Chapter II
While the suburban patterns have continued to use the
-automobilized-oriented patterns. While some manufacturers have continued to use the
-roads, the open spaces which once separated the mill villages are now filling up with such develop-
-ments. The open spaces which once separated the mill villages are now filling up with such develop-
-ments. Have also been constructed. Although the mill villages have been constructed, the
-Washington Street in the Town's highway system has been built. Such
-Recreation Development Patterns - Since the end of World War II, most residential building
-land use.
teenth-century mills, others have located in the industrial park established in the early 1970's in the southern part of town, near Interstate Route 95.

Existing Land Use - Table II-1 illustrates trends in existing land use in West Warwick for 1965 to the present. Information for 1965 is from the 1970 Comprehensive Plan, while 1990 data is from the land use inventory completed by Albert Venti & Associates in May, 1990.1 There are some inconsistencies in the comparison with 1965, due to different interpretations of land use categories. However, for the major land use categories, this presents a generally accurate picture of land use trends over the past 25 years.

Currently, the Town of West Warwick is heavily developed, with over 70 percent of its total area in some form of development. Most of this development, 39.7 percent, is in residential use, including single family homes, two and three family homes, multifamily homes and condominiums. Over the past 25 years, 995 acres of land has been developed for residential uses in the Town. Seventy percent of the residential development in the Town is single family, followed by multifamily (defined as more than two families in a structure), at 16 percent, and two-family housing at 14 percent.

Commercial - Commercial land uses are primarily activities associated with the sale of products and services, as well as office activities. Commercial land uses, including mixed uses, comprise nearly 5 percent of the Town's total land area, or 200+/- acres. This is an increase of 40 acres of developed commercial property since 1965.

Industrial - Property classified as developed industrial land increased during the past 25 years. Approximately 380 acres of developed industrial land exists in West Warwick, including the scattered mill sites and the Town's industrial park.

Public and Semi-public - Public and semi-public uses, which include schools, recreational areas, public open space, churches and other institutional uses, comprise almost 13 percent of the Town's land area. The large increase shown since 1965 (see Table II-1) is likely due to the differences in defining public/semi-public uses.

Vacant - Undeveloped, or vacant land, are parcels which are classified as vacant in the tax roll. These may be developable or undevelopable parcels, such as wetlands or steep slope areas. There are 1,166 acres of undeveloped land remaining in West Warwick, about 22 percent of the Town's total land area. State-wide, undeveloped land comprises some 72 percent of the State's total land area, while 28 percent is developed or committed.

There has been a significant change in the amount of undeveloped land in West Warwick, due to development in all land use categories. Since 1965, over 1,500 acres of previously undeveloped land has been developed. Remaining vacant land is largely zoned for residential purposes (858 acres), while 309 acres of vacant land is zoned for industrial or commercial purposes.

Figure II-1 illustrates the changes in land use since 1965, and Figure II-2 shows 1990 land use. Table II-2 shows a detailed breakdown of existing land uses.

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1 Existing land use is represented on a 1"=1,000' scale map of the Town, available through the Town Planner's office.
Table II-2
Existing Land Use
West Warwick, Rhode Island

<table>
<thead>
<tr>
<th>Land Use</th>
<th>1990 Acres</th>
<th>Percent of Total</th>
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<tbody>
<tr>
<td>One Family Residential</td>
<td>1,492.4</td>
<td>34.1</td>
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<tr>
<td>Two Family Residential</td>
<td>283.7</td>
<td>6.5</td>
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<tr>
<td>Multifamily Residential</td>
<td>302.4</td>
<td>6.9</td>
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<tr>
<td>Mixed Use</td>
<td>13.8</td>
<td>0.3</td>
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<tr>
<td>Commercial</td>
<td>184.9</td>
<td>4.2</td>
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<tr>
<td>Industrial</td>
<td>380.0</td>
<td>8.7</td>
</tr>
<tr>
<td>Vacant Residential</td>
<td>857.5</td>
<td>19.6</td>
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<tr>
<td>Vacant Comm/Ind</td>
<td>182.4</td>
<td>4.2</td>
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<tr>
<td>Institutional</td>
<td>72.7</td>
<td>1.7</td>
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<tr>
<td>Municipal</td>
<td>172.6</td>
<td>3.9</td>
</tr>
<tr>
<td>Recreation</td>
<td>193.3</td>
<td>4.4</td>
</tr>
<tr>
<td>Open Space</td>
<td>200.4</td>
<td>4.6</td>
</tr>
<tr>
<td>Utilities</td>
<td>39.5</td>
<td>0.9</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4,375.6</strong></td>
<td><strong>100.0</strong></td>
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</tbody>
</table>

Source: Albert Varl & Associates

Figure II-2
Existing Land Use, 1990
West Warwick, Rhode Island

Sources: West Warwick Tax Assessor, 1990
Commercial development is located along Coweseten Avenue and Quick Lane, as well as a series of small commercial pockets on New London Turnpike, industrial parks, and business zones along Route 2, extending west along Coweseten Avenue to the vicinity of Millis Road.

The area is at least zoned for minimum residential lots of 0.50 acres on 10.000 square feet. A number of single family residential subdivisions, such as 'The Greens', 'Coweseten Pines', and 'Coweseten Woods', are located along Coweseten Avenue.

Land use categories include the following: residential, commercial, industrial, and recreational. A number of large commercial developments, such as 'West Farm', are located along Milky Way Drive, and other environmental considerations. However, this has led to the development of small areas, such as the Coweseten Industrial Park, which is located north of Millis Road.

The following describes the general land use patterns of each census tract/planning district in West Warwick over the past 25 years, most recently in 1992.
There is little undeveloped land in this area, the few small pockets again limited in their development capacity by wetlands and other natural constraints. The area is zoned largely for minimum residential lot sizes of 6,000 to 8,000 square feet, with commercial zones along New London Turnpike, Quaker Lane, and Cowesett Avenue.

Census Tract 202 - Arctic Hill/Centerville - This tract is bounded to the east by the Pawtuxet River and New London Turnpike, to the north by the Providence Street and the Pawtuxet River, to the west by Providence Street, the railroad and the Coventry boundary and to the south by the Pawtuxet River.

The area contains a wide spectrum of land uses, dominated by high density residential development, including single, two-family and multifamily units. Interspersed throughout are commercial developments, particularly on new London Turnpike and Main Street. Large pockets of industrial development are located along the Pawtuxet River, most associated with older mill complexes. The Town's largest recreational area, Riverpoint Park, is located in the northern tip of the tract, and institutional uses, including the high school, civic center and churches are found throughout.

Undeveloped land is nearly non-existent in this tract, with the exception of parcels along the River and railroad, and west of Matteson's Pond. The Pawtuxet River and the sloping terrain are the dominant natural features of the area. The census tract is zoned for a variety of uses, including residential with minimum single family lot size requirements of 6,000 to 10,000 square feet, commercial and industrial uses.

Census Tract 203 - Arctic/Riverpoint - Arctic has long been the commercial center of West Warwick, although less so in recent years as Quaker Lane commercial development has grown to dominate the retail picture. The most densely developed part of Town, this tract is bounded to the west by the Coventry Town line, to the north by the Pawtuxet River, the east by Providence Street and the railroad, and to the south by the railroad.

Land uses include high density residential development, mostly single family detached and two-family units. The commercial center is located along Main and Washington Streets, as is the governmental and public safety core. Some industrial development exists in this area, associated with older mill complexes mostly along the River. Undeveloped land is lacking, with some small parcels available for infill development. The Pawtuxet River is the predominant natural feature of this district.

Zoning includes the highest to lowest density residential districts, a large commercial zone running the length of the eastern boundary of the census tract, and a small industrial zone in the northern portion of the tract.

Census Tract 204 - Phenix/Lippitt/Clyde - The northwestern corner of West Warwick, this tract is bounded by the Coventry Town line to the west, the Cranston City line to the north, Burlingame Road and Wakefield Street to the east and the Pawtuxet River to the south.

Similar to tract 203, this area is densely developed with primarily single, two-family and multi-family residential uses. Commercial uses, mostly of a local service and retail nature, are located along Main Street. Mill complexes form the industrial uses along the Pawtuxet River in the southern part of the tract. Undeveloped land is scarce, however, many small lots exist for infill development, and a large area in the northwest corner of the tract on the Cranston City line is vacant.
in advance of the general need. Understanding the potential future population on the land
posed association with capital improvements make it necessary to start planning for them well

Essential for the various departments to plan for increases in service demand, The General-

ity of services. Refer to information regarding the development potential of the town.

The ability to predict the amount of development that can occur is vital for the long-range plan-

cally, and the early 1906’s have brought the northeast back into a severe recessionary period.

which was characterized by a broken economy, widespread building, and a mid-1960’s.

By the mid-1970’s, many of the early 1906’s saw sharp decline in residential development. By mid-1970’s,

The 1970’s are a good example of developments in the economy which will affect the development pace. In the 1970’s, a good example of
downward spiral is the period in which the economy was depressed. The 1970’s were a period in which the economy was depressed.

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capability analysis will assist the Town in avoiding costly incremental decisions regarding capital improvements.

The land capability analysis considers existing land use, undeveloped land, developable land, number of single and multi-family residential units, and square feet of industrial and commercial space permitted by current zoning, other zoning ordinance requirements, and the natural capability of the land to support development. Based upon the amount of available land, the number of housing units or square feet of commercial or industrial space which could potentially develop in a specified area is estimated.

Assumptions - The following assumptions were employed in this analysis:

1. All land not currently actively developed was defined as undeveloped land. Prime agricultural land is included as undeveloped land because of its unprotected nature and generally good development conditions.

2. To determine development potential of the undeveloped land described in Assumption 1 above, various environmental conditions were considered, including steep slopes, soils with limited development capability, and flood zones. These areas were extrapolated from mapping prepared by the Rhode Island Geographic Information System (RIGIS) and provided by the Rhode Island Department of Administration, Division of Planning.

3. It was assumed that multifamily development would occur in Residence AA, A, B and C zoning districts. Types of multifamily unit were divided into 2, 3-4, 5-9, 10-49 and 50+ units per the 1980 Census distribution, and an approximation of the acreage devoted to each type of unit was made based on the following square footages: 10,000 sq.ft. - 2 unit, 17,500 sq.ft. - 3-4 units, 35,000 sq.ft. - 5-9-units, 97,500 sq. ft. - 10-49 units, 120,000 sq. ft. - 50+ units, multiplied by the average number of units in the grouping. Zoning regulations require 10,000 square feet of area for a two-family unit and an additional 5,000 square feet for every additional unit.

4. Current population is assumed to be 29,268 persons (per the 1990 Census of Population). There are approximately 12,500 existing housing units with 100 percent occupancy assumed.

5. Current household size is assumed to be 2.34 persons (29,268 persons / 12,488 housing units = 2.34 persons per household).

6. Current minimum lot sizes were assumed in determining the potential number of housing units and acreage of commercial and industrial space. These are as follows:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Lot Area (Sq. Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence AA</td>
<td>10,000</td>
</tr>
<tr>
<td>Residence A</td>
<td>8,000</td>
</tr>
<tr>
<td>Residence B</td>
<td>7,500</td>
</tr>
<tr>
<td>Residence C</td>
<td>6,000</td>
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<tr>
<td>Business D</td>
<td>None</td>
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<tr>
<td>Industrial E</td>
<td>None</td>
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</tbody>
</table>

Mapping developed and underdeveloped land - A map showing developed and undeveloped areas.

3. These areas were considered developed in the past.

a) Developed areas, which have been developed in the past. They are now fully developed and cannot be developed further.

b) Developed areas, which have been developed in the past and cannot be developed further.

c) Developed areas, which have been developed in the past and cannot be developed further.

d) Developed areas, which have been developed in the past and cannot be developed further.

3. These areas were considered developed in the past. They are now fully developed and cannot be developed further.

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50. These areas were considered developed in the past. They are now fully developed and cannot be developed further.
4. **Mapping vacant developable land** - The next step involved creating a map which illustrates vacant, developable land. This involved overlaying the undeveloped land areas with the environmental constraint maps to indicate which areas had moderate, high or severe limits to development.

5. **Mapping zoning districts** - The Town's zoning map is superimposed upon the vacant developable land map, and forms the basis for calculating the potential number of dwelling units, commercial and industrial space and population that the Town can accommodate.

6. **Measurement of vacant developable land by zoning districts** - Each area of vacant developable land is measured. These areas are then totalled to give an indication of vacant developable land in each zoning district. Fifteen percent of the area considered by RIGIS to be highly constrained is added to the vacant developable category.

7. **Measurement of vacant developable land by zoning districts** - Each area of vacant developable land is measured. These areas are then totalled to give an indication of vacant developable land in each zoning district.

8. **Subtraction of a percentage for roads and infrastructure** - In order to estimate future development potential, a factor must be subtracted to account for land that would be used for roads, sidewalks, service easements and municipal uses, as well as nonconforming lots and thus would not be available for development. A factor of fifteen percent was used.

9. **Calculation of the number of dwelling units** - Once total developable land is calculated, the next step is to determine the number of dwelling units per residential zoning district. This is based upon the minimum lot requirements as specified by the zoning regulations.

10. **Calculation of square feet of commercial and industrial space** - This is determined in the same manner as residential land, taking into account minimum lot size.

11. **Calculation of potential buildout population** - The buildout population is calculated based on the total number of new dwelling units that can potentially be built. This number is multiplied by the Town's average household size to give the total saturation or buildout population. The additional number of dwellings and population is then added to the 1990 figures. This can be used to estimate the need for future facilities, services and infrastructure.

**Future Development** - The Town has approximately 3,889 acres of residually zoned land, 377 acres of commercial-zoned land and 643 acres of industrial-zoned land (see Table II-3). Table II-4 summarizes the data.

**Residential Land** - Of the existing residential-zoned land, about 7.6 percent is zoned Residence C, 10.9 percent is zoned Residence B, 35.8 percent is zoned Residence A, and 45.7 percent is zoned Residence AA.

Over 3,279 acres (84 percent) of existing residential-zoned land is currently developed. Of the 616 undeveloped acres, 85 percent are developable (523 acres). This could potentially yield 3,530+/- new housing units (including multifamily units), based on the assumptions of this analysis. Table II-5 shows a detailed breakdown of housing units.
Town, of which 94 percent is developed (see Table II-3). Of the remaining 6 percent (23
Commercial Land - There are approximately 377 acres of Commercial-Residential land in the
Town, which is primarily to the amount of undeveloped commercial property in the Town.

Based upon the number of new housing units produced and the current average household size
could support it all. Its developed land were developed under existing zoning regulations.

Population Saturation - Population saturation is defined as the number of people the Town
could support it all. Its developed land were developed under existing zoning regulations.

- Map with buildings, houses 55 & 225 ft right of way not included, area of outstanding districts.
- 75% of areas with high concentrations are considered developed.
- 5% Multi-Unit units are included.
- Potential housing units equals the area of developable land divided by minimum area of the house.
- (1) 15% design area for roads, infrastructure, etc. applied to developable area.
- (2) Planimetric measurement from "1,000" land use map, 15% of the areas with high concentrations are
- (3) Planimetric measurement from "1,000" land use map, 15% of the areas with high concentrations are
- (4) Road design area for roads, infrastructure, etc. applied to developable area.
- (5) Road design area for roads, infrastructure, etc. applied to developable area.

<table>
<thead>
<tr>
<th>Total</th>
<th>4.975</th>
<th>1,000</th>
<th>15% Design Area</th>
<th>Developable Area</th>
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<tr>
<td>616</td>
<td>3,895</td>
<td>1,780</td>
<td></td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>122</td>
<td>445</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>55</td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>41</td>
<td>73</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>27</td>
<td>377</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>27</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>157</td>
<td>637</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td></td>
<td>53</td>
<td></td>
<td></td>
</tr>
<tr>
<td>88</td>
<td>383</td>
<td>525</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td></td>
<td>69</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>69</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Summary Table - Townwide Data
Land Capability Analysis
Table II-3

Conversion of units to multipliers etc.
New development can also occur in the B and C Residential Zones through a Zoning District. Most multi-family developments are located in the A Zone, the areas which contain

LAND USE
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acres), 3 acres are developable. Small tracts of developable business-zoned land are found throughout the Town.

**Industrial Land** - There are 643 acres of industrial-zoned land in West Warwick, of which 26 percent is undeveloped. Approximately 133 acres of developable industrial land exists (see Table II-3). The largest area of developable industrial land is in the industrial park adjacent to Interstate Route 95.

**Land Capability Analysis Summary** - Three factors will control the Town's residential development in the future: 1) the limited availability of residentially-zoned land; 2) the natural constraints which will limit the extent of development; and 3) the high densities permitted under current zoning.

The Town's historical development patterns, i.e., tightly constructed mill villages, largely comprised of two and three-family homes have changed over the last 20 years, as land became scarce, and development became more profitable in the outskirts of the community. The Crompton, Centerville, Natick and Wakefield Hill neighborhoods have all experienced increased residential development, and the secondary commercial development which it attracts. Most future residential development will likely occur in Crompton and Wakefield Hill,

### Table II-4

**Percentages of Developable Area by Zone**

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Total Area by Zone (Acres)</th>
<th>% of Subtotal</th>
<th>% of Total</th>
<th>Net Developable Area (Acres)</th>
<th>% of Subtotal</th>
<th>% of Total</th>
<th>Potential Development (Housing Units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>295</td>
<td>7.6</td>
<td>6.0</td>
<td>9</td>
<td>1.8</td>
<td>1.4</td>
<td>117</td>
</tr>
<tr>
<td>B</td>
<td>425</td>
<td>10.9</td>
<td>8.6</td>
<td>40</td>
<td>7.6</td>
<td>5.9</td>
<td>443</td>
</tr>
<tr>
<td>A</td>
<td>1,395</td>
<td>35.8</td>
<td>35.8</td>
<td>146</td>
<td>27.9</td>
<td>21.5</td>
<td>1,032</td>
</tr>
<tr>
<td>AA</td>
<td>1,780</td>
<td>45.7</td>
<td>36.2</td>
<td>328</td>
<td>62.6</td>
<td>48.3</td>
<td>1,937</td>
</tr>
<tr>
<td>Subtotal</td>
<td>3,895</td>
<td>100.0</td>
<td>79.2</td>
<td>524</td>
<td>99.9</td>
<td>77.0</td>
<td>3,530</td>
</tr>
<tr>
<td>Business</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>377</td>
<td>100.0</td>
<td>7.7</td>
<td>23</td>
<td>100.0</td>
<td>3.4</td>
<td>-</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>643</td>
<td>100.0</td>
<td>13.1</td>
<td>133</td>
<td>100.0</td>
<td>19.6</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL</td>
<td>4,915</td>
<td>100.0</td>
<td>13.1</td>
<td>680</td>
<td>100.0</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**

(1) - Planimetered measurement from 1" = 1,000' base map.

(2) - Potential housing units equals the area of developable land divided by minimum area of the zoning district. Multi-family units are included. 15% of areas with high constraints are considered developable. Major water bodies, Routes 95 & 295 right-of-way not included in area of zoning districts.

Source: Albert Veri & Associates, 1991
### Table II-5

**Detailed HouseUse Unit Distribution**

<table>
<thead>
<tr>
<th>District</th>
<th>TOTAL</th>
<th>AA</th>
<th>A</th>
<th>B</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>I UH</td>
<td>115.3</td>
<td>38.9</td>
<td>46.5</td>
<td>26.9</td>
<td>8.0</td>
</tr>
<tr>
<td>II UH</td>
<td>121.4</td>
<td>39.8</td>
<td>46.5</td>
<td>26.9</td>
<td>8.0</td>
</tr>
<tr>
<td>III UH</td>
<td>114.9</td>
<td>38.9</td>
<td>46.5</td>
<td>26.9</td>
<td>8.0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>351.6</td>
<td>126.6</td>
<td>139.5</td>
<td>80.7</td>
<td>24.0</td>
</tr>
</tbody>
</table>

**Notes:**

1. The building area from Table II.1.
2. Based on a study report assistance from each zoning district developed land was assigned to the single or...
3. A percentage of the total area devoted to multi-family units was assigned to 3 categories: close, medium, and far.
4. Close: Zone A, Zone A, and Zone AA. The proportion of developable area devoted to multi-family units in the single family.
6. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
7. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
8. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
9. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
10. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
11. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
12. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
13. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
14. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
15. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
16. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
17. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
18. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
19. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.
20. Structure Site per: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

**Zoning:**

<table>
<thead>
<tr>
<th>District</th>
<th>TOTAL</th>
<th>AA</th>
<th>A</th>
<th>B</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>I UH</td>
<td>115.3</td>
<td>38.9</td>
<td>46.5</td>
<td>26.9</td>
<td>8.0</td>
</tr>
<tr>
<td>II UH</td>
<td>121.4</td>
<td>39.8</td>
<td>46.5</td>
<td>26.9</td>
<td>8.0</td>
</tr>
<tr>
<td>III UH</td>
<td>114.9</td>
<td>38.9</td>
<td>46.5</td>
<td>26.9</td>
<td>8.0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>351.6</td>
<td>126.6</td>
<td>139.5</td>
<td>80.7</td>
<td>24.0</td>
</tr>
</tbody>
</table>

**Land Use:**

<table>
<thead>
<tr>
<th>District</th>
<th>TOTAL</th>
<th>AA</th>
<th>A</th>
<th>B</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>I UH</td>
<td>115.3</td>
<td>38.9</td>
<td>46.5</td>
<td>26.9</td>
<td>8.0</td>
</tr>
<tr>
<td>II UH</td>
<td>121.4</td>
<td>39.8</td>
<td>46.5</td>
<td>26.9</td>
<td>8.0</td>
</tr>
<tr>
<td>III UH</td>
<td>114.9</td>
<td>38.9</td>
<td>46.5</td>
<td>26.9</td>
<td>8.0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>351.6</td>
<td>126.6</td>
<td>139.5</td>
<td>80.7</td>
<td>24.0</td>
</tr>
</tbody>
</table>

**Area of Various Housing Densities (ACRES):**

- Single Family To Multi-
  - 2-4 5-9
  - 10 - 49
- Family
- Detached
- 2-4 5-9
- 10 - 49
- Net
- Building
- Per poo Laser, the"
where some larger tracts of developable land exists for single family home and condominium development. This development will be, in large part, controlled by environmental regulations, as most available land is marginal in development quality, i.e., containing wetlands, steep slopes etc. The higher densities (from 6,000 to 10,000 square feet minimum lot size for a single family home) will allow the potential construction of 3,530 new homes.

The following chart presents examples of how this increase in population could place additional demands on Town services:

<table>
<thead>
<tr>
<th>Service</th>
<th>Current Condition</th>
<th>Future Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire</td>
<td>59 firefighters</td>
<td>79 firefighters</td>
</tr>
<tr>
<td>Police</td>
<td>51 officers</td>
<td>76 officers</td>
</tr>
<tr>
<td>Libraries</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Full time employees</td>
<td>7 employees</td>
<td>11 employees</td>
</tr>
<tr>
<td>Books &amp; Materials</td>
<td>55,000</td>
<td>57,000</td>
</tr>
<tr>
<td>Schools</td>
<td></td>
<td></td>
</tr>
<tr>
<td>K</td>
<td>252 students</td>
<td>327 students</td>
</tr>
<tr>
<td>1-6</td>
<td>1908 students</td>
<td>2480 students</td>
</tr>
<tr>
<td>7-9</td>
<td>973 students</td>
<td>1265 students</td>
</tr>
<tr>
<td>10-12</td>
<td>757 students</td>
<td>984 students</td>
</tr>
<tr>
<td>Parks and Playgrounds</td>
<td>318 acres</td>
<td>238-400 acres</td>
</tr>
</tbody>
</table>

The additional services which will be required by the new residents will require additional tax and other dollars. It is estimated, based on current expenditures per capita, that $47.9 million could be required to support these services on an annual basis. This is a conservative estimate, and does not account for any significant new capital expenditures, such as new schools, fire stations etc. The projected land uses could potentially generate $26.9 million in tax revenues based on current revenue distribution patterns, leaving $21.1 million to be generated in other revenue sources, such as State or Federal aid, and/or sewer use fees.

It is important to understand the magnitude of potential future growth which can occur in West Warwick. Reliable information regarding development potential is essential for Town departments to plan for increases in service demand. The land capability analysis looks at the Town in a selected moment in time, and does not account for changing economic, social or governmental conditions. The priorities of the Town in terms of providing housing and economic development opportunities can change the outcome of the analysis. It is critical that the Town relate its development patterns to its ability to provide services to residents.

II.4 Issues Definition
A broad spectrum of issues relating to land use have been identified and discussed through the course of developing this Comprehensive Plan. As described more fully in Chapter X, issues were identified through the work of the Comprehensive Plan Advisory Committee, a telephone opinion poll of Town residents, meetings with local service providers, and public input through a series of workshop meetings. West Warwick is an established community, and its chief land use issues revolve around the suitable use and reuse of existing development and its few remaining open spaces. Land use issues identified include the following:

Census Tract 201.01 - Crompton - As the planning district experiencing the most development pressure over the past few years, Crompton residents are now feeling the effects of rapid growth. Streets are burdened by heavier traffic loads, in particular Cowesett Road, East Greenwich Avenue, New London Turnpike and Greenbush Road. The East Greenwich Avenue/Greenbush Road intersection and Cowesett Avenue were cited as two of the most dan-
his ultimate review. Maintainence of Town Government facilities is vital to provide
an adequate level of service to the residents. The existing infrastructure, including
commercial, service, and residential areas, needs to be managed effectively to
maintain the quality of life for the residents. The Town government should
consider the long-term implications of development decisions and ensure that
the infrastructure is adequate to support future growth. The need for strategic
planning and resource allocation is crucial to ensure the sustainable development
of the community.

Census Tract 203 - Arbor/Derbytown
- Thompson 1969, 1970, and 1970's, the

more recent route 26 development. Problems existing in downtown include car
flow on Arthur can be attributed to loss of customers and shops to the
Waterfront Mall, and the

Census Tract 202 - Arville/Central
Meaning the inactivity of exercise

Integrity of those systems.
Area neighborhoods are the most dense in the Town, and conversion of single family units to apartments, or conversion of larger apartment units to smaller units has resulted in the degradation and overcrowding of the quality of some parts of the neighborhood. Parking for residents of this area is an ongoing problem, as most units are packed into a smaller area where sufficient on-street parking is unavailable. Recreational facilities for planning district residents are limited, and existing facilities are in poor condition due to various abuses. The Pawtuxet River, at the northern boundary of the census tract, is important as an outstanding natural feature of the area, and public access points should be preserved and identified.

**Census Tract 204 - Phenix/Lippitt/Clyde** - Similar to other planning districts, the Phenix area's primary land use issues revolve around neighborhood preservation, protection of the Pawtuxet River, and providing adequate levels of community services and facilities to serve area residents. As in other planning districts, paper streets abound and the absence of an official map continues to create unnecessary hardships on the Town and its residents. The area is land poor, with very limited developable property available.

**Census Tract 205 - Wakefield Hill/Natick/Westcott** - The most land rich of the planning districts, this area provides the Town's one real opportunity for maintaining some open green area. Use of the remaining undeveloped, particularly around the golf courses, was discussed at length during the planning process, with various options mentioned, including clustering residential sites or requiring larger minimum lot sizes. Maintaining the golf courses as an important recreational resource of the community was also considered important.

### II.5 Goals, Policies and Implementation Actions

Land use goals and policies are centered on five main goals, as follows:

- To promote a harmonious relationship between land development and natural resources and to consider the natural capacity of land to support development and population.

- To provide a land use pattern which is capable of meeting present and future community needs in an efficient, environmentally sound, economic, equitable and aesthetically pleasing manner.

- To relate the use of land to the level of public facilities and services available or planned to be available.

- To establish a balance between residential, commercial, industrial, recreational, public facility and conservation land uses that serve the needs of the community. Maintain and improve the distinctive character of the Town's neighborhoods and landscapes.

- Promote the preservation and enhancement of the positive and desirable characteristics of West Warwick's traditional New England mill town environment and land use patterns.

Policies and implementation actions designed to achieve these goals are presented on the following pages.
<table>
<thead>
<tr>
<th>Implementation Actions</th>
<th>Policies</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Make Zoning Ordinance requirements explicit and enforce development consistent with the 1991 Zoning Ordinance.</td>
<td>To maintain high standards in land use and development.</td>
</tr>
<tr>
<td>2. Enforce the mandatory review by the Planning Board, with regard to the Planning and Zoning Act.</td>
<td>I. To ensure effective administration of the Zoning Enabling Act.</td>
</tr>
<tr>
<td>3. Develop an official Zoning map for the community.</td>
<td>I. To ensure effective administration of the Zoning Enabling Act.</td>
</tr>
<tr>
<td>4. Develop an official Zoning map for the community.</td>
<td>I. To ensure effective administration of the Zoning Enabling Act.</td>
</tr>
<tr>
<td>5. Support the comprehensive plan of the Town's Plan and map; official Zoning map and Zoning map.</td>
<td>I. To ensure effective administration of the Zoning Enabling Act.</td>
</tr>
<tr>
<td>7. Increase the Zoning Board of Review's scope and authority.</td>
<td>I. To ensure effective administration of the Zoning Enabling Act.</td>
</tr>
<tr>
<td>8. Enforce all code.</td>
<td>I. To ensure effective administration of the Zoning Enabling Act.</td>
</tr>
<tr>
<td>9. Address, where necessary, the Planning Board of Review's recommendations.</td>
<td>I. To ensure effective administration of the Zoning Enabling Act.</td>
</tr>
<tr>
<td>10. Ensure that adequate financial planning is available to pay for building inspection staff.</td>
<td>I. To ensure effective administration of the Zoning Enabling Act.</td>
</tr>
</tbody>
</table>

March 1992

Chapter II

LAND USE
<table>
<thead>
<tr>
<th>II. Land Use Goals</th>
<th>Policies</th>
<th>Implementation Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. To promote a harmonious relationship between land development and natural resources and to consider the natural capacity of land to support development and population.</td>
<td>a. Incorporate updated provisions into existing local development regulations, and implement methods to encourage more sensitive use of the land.</td>
<td>1. Research cluster zoning ordinances of other Rhode Island communities, and amend the Zoning Ordinance to include such a provision.</td>
</tr>
<tr>
<td></td>
<td>b. Consider the Pawtuxet River as an outstanding natural and historical feature of the Town and provide opportunities to maintain and improve its water quality and general condition for public use and appreciation.</td>
<td>2. Research and develop a Planned Unit Development section in the Zoning Ordinance which permits a parcel of land to be planned and developed as one unit, and contains a mix of residential and commercial uses and common open space. Developers may vary building location and density within a larger tract of land as defined in the Ordinance.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3. Develop an Official Map for the Town, indicating accepted roads, public ways etc.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1. Maintain a green buffer of 200 feet or more along the banks of the Pawtuxet River, where possible.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. Support the efforts of the Pawtuxet River Authority in providing access points, riverwalks and other preservation activities on the Pawtuxet River.</td>
</tr>
<tr>
<td>Actions</td>
<td>Policies</td>
<td></td>
</tr>
<tr>
<td>--------</td>
<td>---------</td>
<td></td>
</tr>
<tr>
<td>1. Update and revise the existing Zoning Ordinance to reflect new developments.</td>
<td>d. Encourage a high quality of design.</td>
<td></td>
</tr>
<tr>
<td>2. Plan on a front yard from side to side.</td>
<td>e. Establish a list of the planning process.</td>
<td></td>
</tr>
<tr>
<td>3. Undeveloped utilities will be required in new developments.</td>
<td>f. Land use.</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
- Include in proposed Zoning Ordinance.
- Consider the proposed size and location of proposed utilities.
- Consider the proposed size and location of proposed buildings.
- Consider the proposed size and location of proposed roads and bridges.
- Consider the proposed size and location of proposed parks.
- Consider the proposed size and location of proposed schools.
- Consider the proposed size and location of proposed community centers.
- Consider the proposed size and location of proposed libraries.
- Consider the proposed size and location of proposed hospitals.
- Consider the proposed size and location of proposed utilities.
- Consider the proposed size and location of proposed structures.
- Consider the proposed size and location of proposed transportation facilities.
- Consider the proposed size and location of proposed recreational facilities.
- Consider the proposed size and location of proposed water supply systems.
- Consider the proposed size and location of proposed sewer systems.
- Consider the proposed size and location of proposed energy systems.
- Consider the proposed size and location of proposed communication systems.
- Consider the proposed size and location of proposed transportation facilities.
- Consider the proposed size and location of proposed recreational facilities.
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- Consider the proposed size and location of proposed sewer systems.
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- Consider the proposed size and location of proposed transportation facilities.
- Consider the proposed size and location of proposed recreational facilities.
<table>
<thead>
<tr>
<th>II. Land Use Goals</th>
<th>Policies</th>
<th>Implementation Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Work toward eliminating nonconforming uses through enforcement of current zoning laws and making changes in the regulations where warranted. Such changes will relate to prohibiting expansion/extension of a nonconforming use, prohibiting enlargement of a nonconforming use, limiting the ability to change from one nonconforming use to another etc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Review other Rhode Island communities' zoning regulations with regard to their treatment of aesthetics and design issues. Establish a design overlay district for village business centers which will promote greater consistency in design and higher visual quality. This district may address elements such as building height, bulk, roof line; proportion between the height and width of a building; relationship of project to adjoining area; nature of open spaces around buildings - extent of setbacks, existence and size of side yards, and continuity of such spaces along the street; existence of trees and other landscaping, and extent of paving; nature of the openings in the facade, primarily doors and windows - locations, size and proportions; lighting; street hardware; maintenance; type of roof - flat, gabled, hip, gambrel etc.; details of ornamentation; and, signs, etc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Review and amend the Zoning Ordinance sign regulations as appropriate with the purpose of improving visual quality. Consider the number and type of sign, lighting, size, nonconforming signs, repair, maintenance, height, orientation, replacement and/or removal of damaged signs, and other factors as appropriate.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. To establish a balance between residential, commercial, industrial, recreational, public facility and conservation land uses that serve the needs of the community. Maintain and improve the distinctive character of the Town's neighborhoods and landscapes.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Limit the intrusion of commercial and industrial uses, with the exception of home occupations, in residential zones.</td>
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<tr>
<td>a. Maintain the integrity of existing zoning districts.</td>
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<tr>
<td>Policies</td>
<td>Goals</td>
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<tr>
<td>II. Land Use</td>
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**II. Land Use**

**III. Implementation Actions**

1. Complete Task List of new development
2. Study above place table, industry, and industrial park areas.
3. Complete transit development and transit/transfer station(s).
4. Require the construction of pedestrian and bicycle routes.
5. Complete the construction of commercial zone.
6. Complete the construction of commercial zone.
7. Complete transit development and pedestrian routes.

**IV. Land Use**

**III. Implementation Actions**

1. Complete Task List of new development
2. Study above place table, industry, and industrial park areas.
3. Complete transit development and transit/transfer station(s).
4. Require the construction of pedestrian and bicycle routes.
5. Complete the construction of commercial zone.
6. Complete the construction of commercial zone.
7. Complete transit development and pedestrian routes.

**V. Land Use**

**III. Implementation Actions**

1. Complete Task List of new development
2. Study above place table, industry, and industrial park areas.
3. Complete transit development and transit/transfer station(s).
4. Require the construction of pedestrian and bicycle routes.
5. Complete the construction of commercial zone.
6. Complete the construction of commercial zone.
7. Complete transit development and pedestrian routes.
<table>
<thead>
<tr>
<th>II. Land Use Goals</th>
<th>Policies</th>
<th>Implementation Actions</th>
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</thead>
<tbody>
<tr>
<td>3. Require that a percentage of a residential subdivision be deeded to the Town for the purposes of providing open space and/or recreational facilities for the residents of that subdivision. The Planning Board shall approve the location of such land. Fees in lieu of land donation will also be an option, with such fees directed toward a fund specifically for the purpose of providing open space/recreational facilities for local residents.</td>
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<td>c. Relate industrial development to overall land use by promoting use of development controls and performance standards that mitigate conflicts with other land uses and activities.</td>
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<td>5. Promote the preservation and enhancement of the positive and desirable characteristics of West Warwick's traditional New England mill town environment and land use patterns.</td>
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<td>a. Preserve historic buildings, districts and archaeological sites.</td>
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<tr>
<td>1. Establish performance criteria in the Zoning Ordinance industrial development, including, but not limited to, noise, traffic generation, air pollution, sewer and solid waste, water quality impacts, odors, hazardous materials, stormwater management, erosion control, site design, landscaping and exterior lighting.</td>
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<tr>
<td>1. Further the identification and strict protection of state and national register historic properties and districts as an integral part of preserving West Warwick's cultural landscape.</td>
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<td>b. Preserve and enhance economic development opportunities within West Warwick business districts.</td>
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<tr>
<td>2. Working with a new local Historic District Commission, review historic district zoning regulations of other communities, designate those areas of the community which will be targeted for such preservation efforts and consider establishing historic district zoning.</td>
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<tr>
<td>1. Continue and expand local participation in federal and state business district revitalization programs. The Town's Economic Development Coordinator will be responsible for applying for the grants and implementing the programs.</td>
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<td>2. Enhance and continue to support organizations of businesspeople in Town toward improving the overall business climate. Support includes activities such as technical assistance, data base information etc.</td>
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### Future Land Use Plan

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<th>Policies</th>
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#### Goals
- Encourage investment by the public and private sector, including commercial, industrial, and residential uses.
- Maximize the expansion of economic development.
- Maximize permeability of high-quality public open space, public access to water body.
- Foster a vibrant business and industrial economy and enhance the town's economy and in particular the residential component.
- Preserve and where necessary restore, restore, and enhance open spaces, wetlands, healthy water bodies, riparian areas.
- Foster a sense of economic development and encourage economic growth.

#### Implementation Actions
1. Provide an adequate and safe system of pedestrian and bicycle pathways and sidewalks in village centers.
2. Provide local schools, government facilities and other public buildings.
3. Stimulate the expansion of commercial development.
4. Encourage investment by the public and private sector, including commercial, industrial, and residential uses.
5. Locate schools, Government facilities and other public facilities.
6. Provide an adequate and safe system of pedestrian and bicycle pathways and sidewalks in village centers.
7. Ensure the regional maintenance and protection of waterways and streams in village centers.
8. Provide public and private spaces, East to West and South to North.
9. The historic preservation and rehabilitation of historic buildings.
10. Provide public and private spaces, East to West and South to North.
11. Provide open space, public access to water body.
12. Preserve and where necessary restore, restore, and enhance open spaces, wetlands, healthy water bodies, riparian areas.
13. Foster a sense of economic development and encourage economic growth.
14. Encourage investment by the public and private sector, including commercial, industrial, and residential uses.