

X. LAND USE

Note: This chapter is mostly done but still under construction. Table X-2 showing proposed zoning changes is not yet finalized. Once it is, the Future Land Use Map will be updated.

INTRODUCTION

The types of land uses allowed and where they occur influence economic, environmental, and social aspects of a community. Woonsocket uses several tools to manage land development. The zoning ordinance regulates where a particular use can happen, its placement within a parcel, and performance standards a development must demonstrate to meet community objectives around environmental quality and other impacts. The Subdivision and Land Development Regulations ensure standards are met in the subdivision of land and development of new roads and lay out the provisions of the Zoning Ordinance administered by the Planning Board.

Woonsocket's land is largely densely developed, with much of its area committed to older building stock and patterns of development. Its evolving history can be seen in its denser residential neighborhoods and industrial buildings, its historic Main Street, and its strip shopping centers and more suburban-style residential neighborhoods, all overlaying the original mill villages and outlying agricultural areas that merged to form the City's present boundaries. Today, Woonsocket has very limited land for new development, and must concentrate on better and more productive land use and the redevelopment of existing property.

Vision for Land Use

Over the next 20 years, Woonsocket will make integrated land use decisions based on the needs of our changing demographics, economy, housing, environment, and all the other components of this Comprehensive Plan.

The Land Use chapter is placed toward the end of the Comprehensive Plan because it sums up everything that precedes it. The earlier chapters lay out a vision for housing, business, transportation, natural resources, and more. This chapter makes sure the City's land use policies and zoning can accommodate the vision for all these things.

WHAT WE HEARD

As discussed above, policy decisions around transportation, economic development, housing, natural resources, parks, services & facilities, and more all guide how land will be used in the future.

Consequently, few public engagement questions specifically targeted land use. However, based on surveys and other engagement, Woonsocket residents want the City to focus on:

- Protecting undeveloped land and developing in areas that are already built out.
- Redevelopment of Woonsocket's downtown and particularly Main Street.
- Redevelopment or removal of blighted buildings.

Land Use – what's happening on the ground, including development and natural land cover.

Zoning – local regulations that determine what can be built where, how it can be used, and how big it is, among other development standards.

FUTURE DEVELOPMENT CAPACITY

The State's Comprehensive Plan Standards recommend that municipalities assess future development capacity, based on the regulations of the existing zoning districts, by including estimates of total future population at anticipated build-out and the year by which residential build-out is anticipated, based on historic trends. However, Woonsocket is already largely built out, and much of its land use strategy in the next 20 years will be about reusing and repurposing existing buildings or areas of the City that have already been developed. Strategic new infill development and expanding and connecting the open space and recreation resources throughout the City will also be important. Per the City Administration's longstanding policies, population is likely to shift in Woonsocket, with residential densities declining in currently dense and overcrowded neighborhoods and increasing where new residential development is desired (notably downtown and in converted mill buildings).

COMPATIBILITY OF LAND USES WITH ADJACENT COMMUNITIES

The expansion of the Highland Industrial Park has been a long-time joint effort between the City of Woonsocket and the Town of Cumberland. Nearly all vacant parcels in Woonsocket's Highland I have been sold and developed, and there is little opportunity for expansion in the Woonsocket portion of the industrial park. Some land is still available in Cumberland's Highland II area. The uses along this border continue to be well coordinated and compatible.

The Forte Brothers quarry site lies both in Cumberland and in Woonsocket. The site is zoned for industrial use in Cumberland but existed as a non-conforming use in a residential zone in Woonsocket. The Woonsocket side is currently being developed into a four-phase residential subdivision, while the Cumberland side remains an active quarry

site. However, most of the active quarry is located east of highway 99 and should not serve as a significant conflict once the subdivision in Woonsocket is completed. The remainder of the border with Cumberland consists mostly of open space or residential subdivisions on the Woonsocket side and open space or low density residential on the Cumberland side, with no projected conflicts.

Woonsocket's border with North Smithfield to the west largely marks a clear shift from denser, more urban residential development in Woonsocket to a variety of uses on the North Smithfield side. The North Smithfield side of the border includes many older mill villages, such as Union Village and Branch Village that serve as a transition from urban Woonsocket to more suburban and rural aspects of the Town. Farther south is the Dowling Village Shopping Center, behind which runs a significant swath of open space, including the Booth Pond Conservation Area on the Woonsocket side, that runs all the way to the Blackstone River. Development on the Woonsocket side is generally more intense, except where parks and open spaces line the border. However, most of the Woonsocket side is zoned for residential purposes, with just a few commercially zoned properties abutting other commercial zones in North Smithfield.

Woonsocket and the Town of Lincoln share a limited boundary, and the area along this boundary is along the Blackstone River and primarily undeveloped.

The towns of Blackstone and Bellingham in Massachusetts border Woonsocket to the north. Much of the more urbanized portion of these towns is located along the border with Woonsocket, again providing a smooth transition from the City to the neighboring mill villages to the more suburban and rural areas beyond. Further east along the northern border, the retail centers along Diamond Hill Road about the New England Country Club in Bellingham.

FUTURE LAND USE

One of the most important aspects of this comprehensive plan is mapping how the City wishes to change in the future. Map X-1 Existing Land Uses and Map X-2 Existing Zoning Districts show what the City is like today. Based on analysis and feedback from the public, this Comprehensive Plan has determined where the vision for Woonsocket's future requires changes to land use. This is reflected in a new Future Land Use Map (FLUM). The FLUM will ultimately be used to update the City's zoning, to make sure that land is zoned to achieve what the City wants. This section explores future land uses across the City and includes Map X-3 Future Land Use Map (FLUM).

FUTURE LAND USE CATEGORIES

The FLUM is divided into 12 categories as follows:

Commercial, Urban

These areas correspond with the C-1 zoning district and are characterized by more walkable commercial areas including Downtown. These areas are meant to accommodate a wide range of commercial uses as well as residential uses, including multi-family housing on upper stories. Ground floor residential uses are prohibited.



Downtown Woonsocket (Providence Journal)

Commercial, Major

These areas correspond with the C-2 zoning district and are characterized by more auto-oriented commercial areas including the shopping plazas along Diamond Hill Road. Residential development is prohibited in these areas.

Industrial, Light

These areas correspond with the I-1 zoning district and are characterized by lighter industrial uses that do not include heavy manufacturing. Residential development is prohibited in these areas.

Industrial, Heavy

These areas correspond with the I-2 zoning district and are characterized by industrial uses including heavy manufacturing. Residential development is prohibited in these areas.

Mixed-Use, Commercial/Residential

These areas correspond with the MU-1 zoning district and are generally located along commercial corridors adjacent to more densely developed areas such as Hamlet Avenue, Social Street, and parts of Diamond Hill Road and Cumberland Hill Road. This will also include the proposed MU-3 zoning district in the Social District area currently zoned C-2. All types of residential development are allowed in these areas at densities generally between seven and 11 dwelling units per acre. Minimum lot size is 6,000 square feet for a single-family residence plus 4,000 square feet for each additional dwelling on a lot. Greater residential densities will be considered within the proposed MU-3 district.

Mixed-Use, Industrial/Commercial

These areas correspond with the MU-2 zoning district and are generally located near industrial zones. They provide space for lower impact industrial uses paired with commercial uses such as office space and retail. Residential uses are only allowed accessory to these primary uses for people conducting industrial or commercial uses on site.

Public Recreation, Active

These areas correspond with the PR-1 zoning district and are characterized by active public recreation facilities such as playgrounds and sports fields. Residential development is prohibited in these areas.

Public Recreation, Passive

These areas correspond with the PR-2 zoning district and are characterized by natural open spaces set aside for conservation. Residential development is prohibited in these areas.

Residential, Very Low Density

These areas correspond with the R-1 zoning district and predominately include single-family homes at densities generally less than two dwelling units per acre. Minimum lot size is 25,000 square feet.

Residential, Low Density

These areas correspond with the R-2 zoning district and predominately include single-family homes at densities generally between four and five dwelling units per acre. Minimum lot size is 10,000 square feet. Non-conforming residential structures (two or three family) and neighborhood-scale commercial uses may exist, particularly in areas that transition to a higher density or commercial area.

Residential, Medium Density

These areas correspond with the R-3 zoning district and predominately include single-family and two-family homes at densities generally between six and ten dwelling units per acre. Minimum lot size is 7,000 square feet for single-family residences and 9,000 square feet for two-family residences. Higher densities and non-conforming commercial uses are typically found in areas that transition to higher-density residential and commercial areas.

Residential, High Density

These areas correspond with the R-4 zoning district and include a significant mix of single-family, two-family, three-family, and larger multi-family homes at densities generally between seven and 11 dwelling units per acre. Minimum lot size is 6,000 square feet for a single-family residence plus 4,000 square feet for each additional dwelling on a lot. However, historically many lots in these areas were created at 5,000 square feet. Non-conforming neighborhood commercial development can also be found in some areas, particularly along areas that border commercial corridors.



Glenark Landing Apartments (Trinity Management)

CONFORMANCE WITH STATE DENSITY TARGETS

Note that the vast majority of Woonsocket is in the Sewered Urban Development category, with the remainder in the Urban Development category. Woonsocket's current zoning by and large complies with the standards above. In Urban Development areas, all underlying zoning districts meet the residential density standards. In Sewered Urban Development areas, the minimum residential density requirement works out to 8,712 square feet per dwelling. This is just a little less than the minimum lot size in the R-2 district (10,000 square feet) and much less than that in the R-1 district (25,000 square feet). All other zoning districts in the Sewered Urban Development areas (that permit residential uses) comply. It can be argued that given the higher residential densities allowed in the R-3, R-4, C-1, and MU-1 districts, the average residential density across the Sewered Urban Development areas of the City is greater than the required five units per acre.

PROPOSED ZONING TEXT & MAP REVISIONS

As required by the Comprehensive Planning and Land Use Act, the City of Woonsocket will be revising its Zoning Ordinance and Map to be consistent with the revised FLUM and other aspects of the Comprehensive Plan.

Proposed Zoning Text Revisions

Below is a summary of the zoning text amendments the City will be exploring over the life of this Plan.

State Law

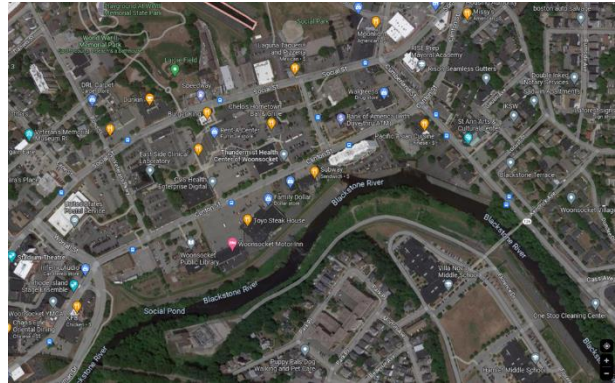
Many State laws were newly passed or amended in 2022 and 2023 related to zoning and land use. The City will stay abreast of these changes and make amendments to its ordinances accordingly.

Introduction

The introduction to the Zoning Ordinance includes generic language on the purposes of zoning. This could be rewritten to be specific to the conditions, character, and needs of Woonsocket.

Diamond Hill Road & the Social District

Both these areas have the same zoning today, C-2. However, they are very different places with different characters. Diamond Hill Road is home to several strip commercial centers with large parking lots in front. While vacancy rates are low, this area has difficulty attracting and maintaining the big box stores it was designed for. The Social District was originally meant to be a new, modern downtown adjacent to the historic old downtown. Over time, it has become an area defined by pavement (roadways and parking lots), spread out, low-slung commercial buildings, and a handful of taller buildings.



The Social District from Above (Google Maps)

Diamond Hill Road should remain a strip commercial development area. The issue is attracting and retaining quality tenants, a challenge due to market fluctuations. Targeted, technical changes in zoning could assist with attracting and retaining new business.

The Social District should be reimagined with a new “MU-3” zoning district, with reduced parking, increased height, mixed-use by-right, etc.

Table of Use Regulations

This table shows what uses are permitted, prohibited, permitted with a special use permit, or permitted as an accessory use, in each zoning district. The table should be reviewed and updated to meet several purposes:

- All modern uses are currently not represented in the table.
- New uses needed in the table.
- Check for out-of-date uses that should be removed.
- All uses that don't have a very clear, common meaning should be defined. Ensure the use, definition, parking, and requirements are all consistent.
- It should be easier to permit the uses the City wants where it wants them. For example, if the City is regularly granting variances for a use that is prohibited in a certain zone, perhaps that use should be permitted by right or with a special use permit instead.

Mill Redevelopment & Adaptive Reuse

Mill buildings remain a significant land use in Woonsocket, whether still actively used for manufacturing and other industrial uses, or with potential to be converted to commercial, residential or mixed-use. Mill buildings that are no longer viable for industrial uses have for many years been encouraged in Woonsocket to convert to other uses, such as residential apartments. However, it can be difficult to redevelop these properties according to the density standards for the underlying zoning, which generally allow a maximum number of units per acre (or may not allow residential at all). Rather than having such redevelopment projects go through a number of variances, the City should explore an overlay zone that

permits density based on net usable floor area as opposed to density based on land area, along with other performance standards to ensure the redevelopment is a good neighbor. The City already has something similar in its Historic Structures Floating Overlay Zone, which allows this flexibility for the conversion of schools and other government buildings into residential space.

Signage

Signage standards should be evaluated to make sure they reflect the character of different locations. For example, sign standards are currently the same for the C-2 and C-1 districts, which means large signs more appropriate for heavily trafficked corridors are also allowed in smaller neighborhood commercial areas. Other concerns include LED signs and ensuring that lighting of signs is dark-sky compliant.



Signage on Diamond Hill Road (LoopNet)

Housing & Residential Zones

Explore ways to make it easier to build and renovate the types of housing most needed in the community in a way that makes sense for each type of neighborhood. For example, based on feedback from City staff, many people are illegally subdividing homes. This suggests that there is a strong demand for smaller, more affordable units. Housing policy can be explored to provide for such housing legally. For example, accessory dwelling units are currently allowed only within an existing structure and only for family members. This must be amended at a minimum to comply with State law.

Design Review Overlay District

Differentiate guidelines based on type, (mixed-use, commercial, industrial, solar, etc.) then formalize differentiated guidelines into separate Design Regulations, subsequently referenced in the Zoning Ordinance.

Planned Residential Overlay District

This is essentially the City's cluster or conservation development zoning code. There are not many large parcels left in the City that can utilize this. It should be reviewed to determine how it can better cater to the City's existing, highly developed conditions. The overlay currently applies to projects of 10 acres or greater. That number should be significantly reduced to 5 acres so that it can be used for more projects. Establish maximum setbacks to ensure structures are closer to roadways and accomplish the intent of cluster development.

River Corridor Overlay District

This overlay needs firmer guidance on what staff are supposed to be reviewing projects for. The language in this section is very vague. Distinct findings and design guidelines could help guide decision making in this overlay.

Downtown Overlay District

- This should be amended to include a statement that residential density within the district is encouraged.
- Dimensional requirements within the downtown overlay district are questionable because they are based on underlying zoning. This creates street wall issues in all but C-1 zones. The Main Street Master Plan has recommendations to include dimensional requirements for the downtown overlay district that supersede the underlying dimensional requirements (e.g., 0-10-foot setback for all buildings, no parking in front of structure). These recommendations should be seriously considered.
- Micro-loft unit calculation is currently based on parcel area, making them basically irrelevant. Consider basing them on parking requirements and then net building footprint.
- Commercial is currently required on the first floor throughout the entire overlay. This is difficult to comply with given the weak demand for commercial uses. Consider targeting the first-floor commercial requirement to key nodes only.
- Consider expanding the overlay to include:
 - South Main Street to Providence Street
 - Gateway corners at Front Street and Bernon Street, Front Street at Hamlet/Court, and South Main Street at Front Street and Blackstone and North Main and Miller.
- District boundaries should be reassessed in the Arnold/High Street neighborhood. May encompass too much of a residential neighborhood.



Main Street (Downtown Woonsocket Collaborative)

Historic Structures Floating Overlay District

Consider amending this overlay to include a broader set of building types such as historic mills and culturally significant structures such as churches, rectories, parish centers, etc. Ensure the Planning Board is the review authority for this overlay.

Multiple Structures on One Parcel

Only one principal structure is allowed on any given parcel. Therefore, if a developer is proposing a multi-use, multi-structure development, there has to be a subdivision and, usually, reciprocal easements for common areas. Explore ways to allow multiple structures on a single parcel in certain zoning districts, with the option of using a condominium structure if multiple owners are desired.

Proposed Zoning Map Revisions

As required by the Comprehensive Planning and Land Use Act, the City of Woonsocket will be revising its Zoning Ordinance and Map to be consistent with the revised FLUM. A number of specific revisions are recommended for responding to development pressures and controlling land use in Woonsocket. Some are protective, while others facilitate and encourage development and provide direction. The proposed amendments are as follows:

Split-Lot Zoning District Changes			
Parcel ID	Address	Current Zoning	Proposed Zoning
Map A5, Lot 38-221	786 Diamond Hill Road	MU-1, R-2	MU-1
Map A5, Lot 38-223	758 Diamond Hill Road	MU-1, R-2	MU-1
Map B3, Lot 20-84	565 North Main Street	I-2, R-4	I-2
Map B6, Lot 46-47	1305 Diamond Hill Road	R-3, MU-1	R-3
Map C2, Lot 1-44	740 Third Avenue	R-2, R-3	R-3
Map C3, Lot 8-6	55 Highland Street	R-2, R-3	R-2
Map C3, Lot 8-47	45 Highland Street	R-2, R-3	R-2
Map D3, Lot 14-134	High Street	R-4, C-1	C-1
Map D4, Lot 27-85	103 Hamlet Avenue	R-4, MU-1	MU-1
Map E3, Lot 9-92	257 South Main Street	R-4, MU-1	MU-1
Map E3, Lot 9-93	257 South Main Street	R-4, MU-1	MU-1
Map E3, Lot 9-109	215 South Main Street	R-4, MU-1	MU-1
Map E3, Lot 9-110	195 South Main Street	R-4, MU-1	MU-1
Map E3, Lot 9-148	South Main Street	R-4, MU-1	MU-1
Map E3, Lot 10-76	579 Front Street	R-4, C-1	C-1
Map E3, Lot 10-313	719 Front Street	MU-1, C-1, R-4	C-1
Map E3, Lot 10-384	664 Front Street	R-4, MU-1	MU-1
Map E5, Lot 29-23	413 Manville Road	R-4, I-1	R-4
Map E5, Lot 29-40	51 Circle Street	MU-2, I-1	MU-2
Map E5, Lot 29-44	320 Manville Road	R-3, I-1	R-3
Map F3, Lot 17-66	63 Blakeley Street	R-3, MU-1	MU-1
Map F6, Lot 43-4	50 Founders Drive	R-2, MU-2	MU-2
Map F6, Lot 43-20	1175 Cumberland Hill Road	R-2, MU-2	MU-2
Map F6, Lot 43-52	1175 Cumberland Hill Road	R-2, MU-2	MU-2
Map F6, Lot 50-4	176 Park East Drive	R-2, I-1	I-1
Map G4, Lot 26-1	Hillview Terrace	R-1, R-2	R-2
Map E5 Lot 29-43	352 Manville Road	I-1, R-3	R-3
Map E5 no lot number (lot next to section is 29-106)	419 Manville Road	I-1, R-4	R-4

Map E5 lot 29-37 (in MU-1) and lots 29-106, 40 (in I-1)	Circle & Manville Road	I-1, MU-2	MU-2
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Table X-1. Proposed Zoning Changes for Split Lots

Other Zoning District Changes			
Parcel ID	Address	Current Zoning	Proposed Zoning
Map E5, Lot 29-43	352 Manville Road	I-1	R-3
Map E5, Lot 29-106	Manville Road	I-1	MU-2
Map F6, Lot 51-109	Mendon Road	MU-2	R-2
Map D3, Lot 6-117	117 First Avenue	I-1	MU-1
Map D3, Lot 6-118	229 First Avenue	I-1	MU-1
Map D6, Lot 49-246	115 Ricard Street	I-1	MU-2
Map D6, Lot 49-2	117 Ricard Street	I-1	MU-2
Map D4, Lot 27-172	148 Hamlet Avenue	I-1	MU-2
Map D5, Lot 28-12	153 Hamlet Avenue	I-1	MU-2
Map D3 Lots 14-21, 142, 387, 371, 143, 144, 145, 428, 154, 155, 174, 175, 176, 177, 407, 178, 342, 418	Truman Drive, Market Square and Island Place	MU-1	C-1
Pond Street/ Winter Map B3, Lots 20-98, 125, 63, 76, 84, 108, 18, 45, 48, 46, 114	Pond Street/North Main Street up to Winter Street	I-2	C-1/MU-1/R-4/Mill Overlay District
North Main – Map C3 Lots 13-76, 77, 78, 36	East School Street at Mill River	I-1	R-4/Mill Overlay District
Map B4 lot 20-106	Pond/North Main/Privilege	I-2	MU-2/River Street Overlay District
	River Street from High to Singleton Street (including Singleton Street to Harris)		Rezone per recommendations of River Street Visioning Report
Map D2 lot 6-118	First Ave and Fairmount	I-1	MU-1
Asylum and Roberta Map E3 Lots 4-271, 272, 273, 31, 171, 67, 274, 136,	Asylum Street, Roberta Ave., Rockland Ave.	I-1	R-4

250 (lots located in MU-1)			
Maps D2 and E2	Extend existing MU-1 to Eighth Ave on frontage parcels only	Various R Districts	MU-1
Map G2 and G3 Lot 11-90	Barry Field	PR-1	C-1
Map G3, Lot 11-91	Old church and school	R-3	C-1
Maps G5, H4, H5 lots 26-2, 33-19, 33-1	Booth Pond Conservation Area	PR-1	PR-2
Map D-6 Lots 49-246, 49-2	Ricard Street	I-1	R-4/Mill Overlay
	Social District	C-2	MU-3

Table X-2. Proposed Zoning Changes Other than for Split Lots



Woonsocket from Above (WorldAtlas)

GETTING IT DONE

GOAL X-1: Retain the City's character through the application of its regulatory functions.

POLICY X-1.1: Continue using specific design guidelines for Design Review to assist property owners in appropriate design.

ACTION X-1.1.a: Continue to ensure that minimum landscape requirements are included in new development and redevelopment projects within the City's commercial and mixed-use districts.

ACTION X-1.1.b: Review and revise the design guidelines to include consideration of the historic context and the more urban nature of the City.

GOAL X-2: Ensure housing availability appropriate to the income levels of the residents of the City.

POLICY X-2.1: Provide a balanced range of housing.

POLICY X-2.2: Encourage the provision of affordable housing opportunities in the Northern Rhode Island region.

GOAL X-3: Support the industrialized nature of the City and make necessary adaptations to meet modern developmental constraints.

POLICY X-3.1: Ensure that enough land remains zoned for industrial uses to maintain opportunities for industrial businesses and jobs.

ACTION X-3.1.a: Develop (or improve existing) and enforce performance criteria for the regulation of all industrial uses, with regard to varying degrees of noise, traffic generation, air pollution, sewer usage, solid waste production, effects on water quality, production of odors, the use or storage of hazardous materials, stormwater management, erosion control, site design, landscaping, and exterior lighting.

POLICY X-3.2: Allow for innovative adaptation and mixed uses in the City's aging mill structures.

ACTION X-3.2.a: Explore options for creating a mill revitalization overlay district that could regulate residential density, parking, amenities, and other standards for successful mill reuse.

GOAL X-4: Protect Woonsocket's few remaining natural areas and preserve and enhance the physical remains and sites associated with its cultural heritage.

POLICY X-4.1: Incorporate natural and cultural resource protection in development and redevelopment processes.

ACTION X-4.1.a: Continue to administer the Soil Erosion Control Ordinance to prevent non-point source pollution of the City's water bodies, and to preserve the integrity of Woonsocket's landscape.

POLICY X-4.2: Provide for the stewardship of critical resource areas.

ACTION X-4.2.a: Develop policy standards to guide and prioritize the acquisition of critical resource areas.

POLICY X-4.3: Encourage the preservation and thoughtful redevelopment of historic properties.

ACTION X-4.3.a: Explore options for establishing voluntary historic design guidelines in particular neighborhoods.

GOAL X-5: Effectively implement the land use goals of the City while protecting the rights of individuals.

POLICY X-5.1: Develop a revised Zoning Ordinance, consistent with the Goals of the Comprehensive Plan.

ACTION X-5.1.a: Explore and implement as determined appropriate the zoning text amendments described in this Land Use Element.

ACTION X-5.1.b: Adopt the zoning map amendments described in this Land Use Element.

ACTION X-5.1.c: Develop a new MU-3 zoning district for the Social District that allows for a mix of commercial and residential uses and creates a more walkable neighborhood.

POLICY X-5.2: Review and revise all land use regulatory measures to ensure consistency.

POLICY X-5.3: Streamline the regulatory process.

POLICY X-5.4: Provide training for agents of the City on the consistent application of their powers.

GOAL X-6: Provide access to open space for all residents and bring environmental values into the City.

POLICY X-6.1: Provide a variety of recreational areas and facilities for all residential areas in the community.

POLICY X-6.2: Preserve and protect significant undeveloped and environmentally sensitive areas through acquisition and regulatory programs.

GOAL X-7: Plan for Land Use anticipated with the improvement of the City's transportation network and coordinate its accommodation of all users, including pedestrians, bicyclists, and automobile drivers.

POLICY X-7.1: Review land use policies along those areas directly affected by transportation improvements.

POLICY X-7.2: Continue to adjust standards for parking and site layouts in the City's regulatory processes to maximize efficiency and effectiveness.

ACTION X-7.2.a: Consider amending the zoning ordinance to encourage or require most parking to be located to the rear of side of buildings.

GOAL X-8: Encourage the development of the Blackstone River Valley Heritage Corridor.

POLICY X-8.1: Continue to develop recreational areas related to the Corridor system.

ACTION: X-8.1.a: Produce a Master Plan for parks, interpretation, and tourism development along the river.

POLICY X-8.2: Continue to review all development proposals on parcels within the Heritage Corridor River Overlay District to ensure environmental protection and visual integrity to this critical area.

ACTION: X-8.2.a: Consider adding a standard to the Heritage Corridor River Overlay District that would require analyzing opportunities to provide public access to the river.

GOAL X-9: Maintain a Planning and Development Department that satisfactorily plans for Woonsocket's optimum physical, economic, and community development.

POLICY X-9.1: Coordinate the actions of the various boards and agencies in areas where overlap occurs.

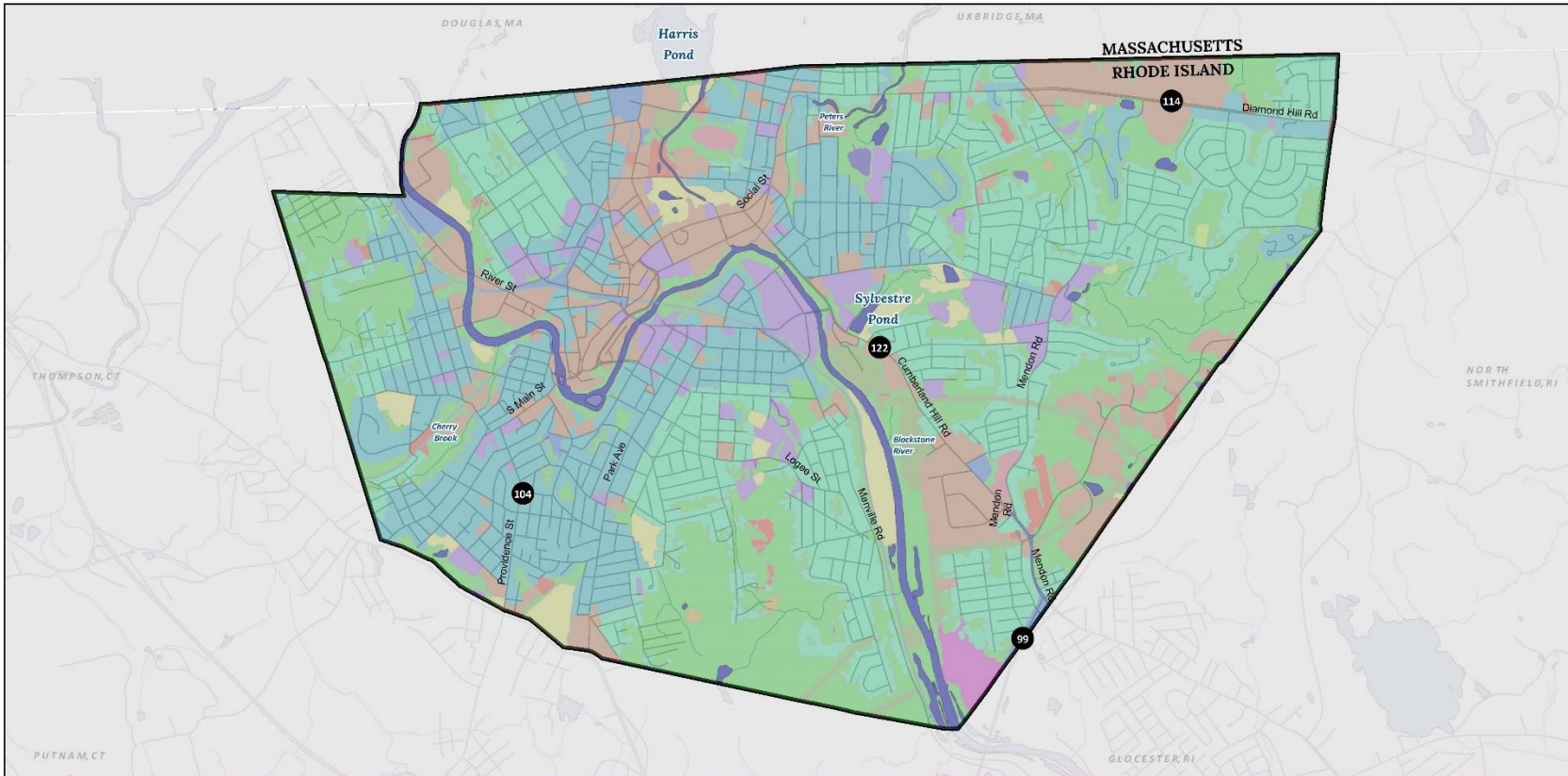
ACTION: X-9.1.a: Conduct periodic reviews of building permit and other fees.

POLICY X-9.2: Ensure that the City boards and agencies are well informed of the components and recommendations of the Comprehensive Plan, so they may routinely follow the Plan's intent in decision-making processes.

ACTION: X-9.2.a: Carefully review and update the Zoning, Design Review, Subdivision, and Planned Residential Development ordinances as part of the Comprehensive Planning process to be more aligned with the City's goals and developer's needs.

ACTION: X-9.2.b: Conduct workshops for the purpose of familiarizing the various boards and agencies with the City's goals and policies as established in this Plan Update.

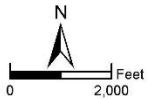
ACTION: X-9.2.c: Provide opportunities for board members to participate in outside training including those required by State law or others as deemed appropriate.



CITY OF WOONSOCKET COMPREHENSIVE PLAN - APRIL 2021

Horsley Witten Group
 Sustainable Environmental Solutions
 66 Duranck Street • Suite 433 • Providence, RI 02903
 401-272-1717 • www.horsleywitten.com

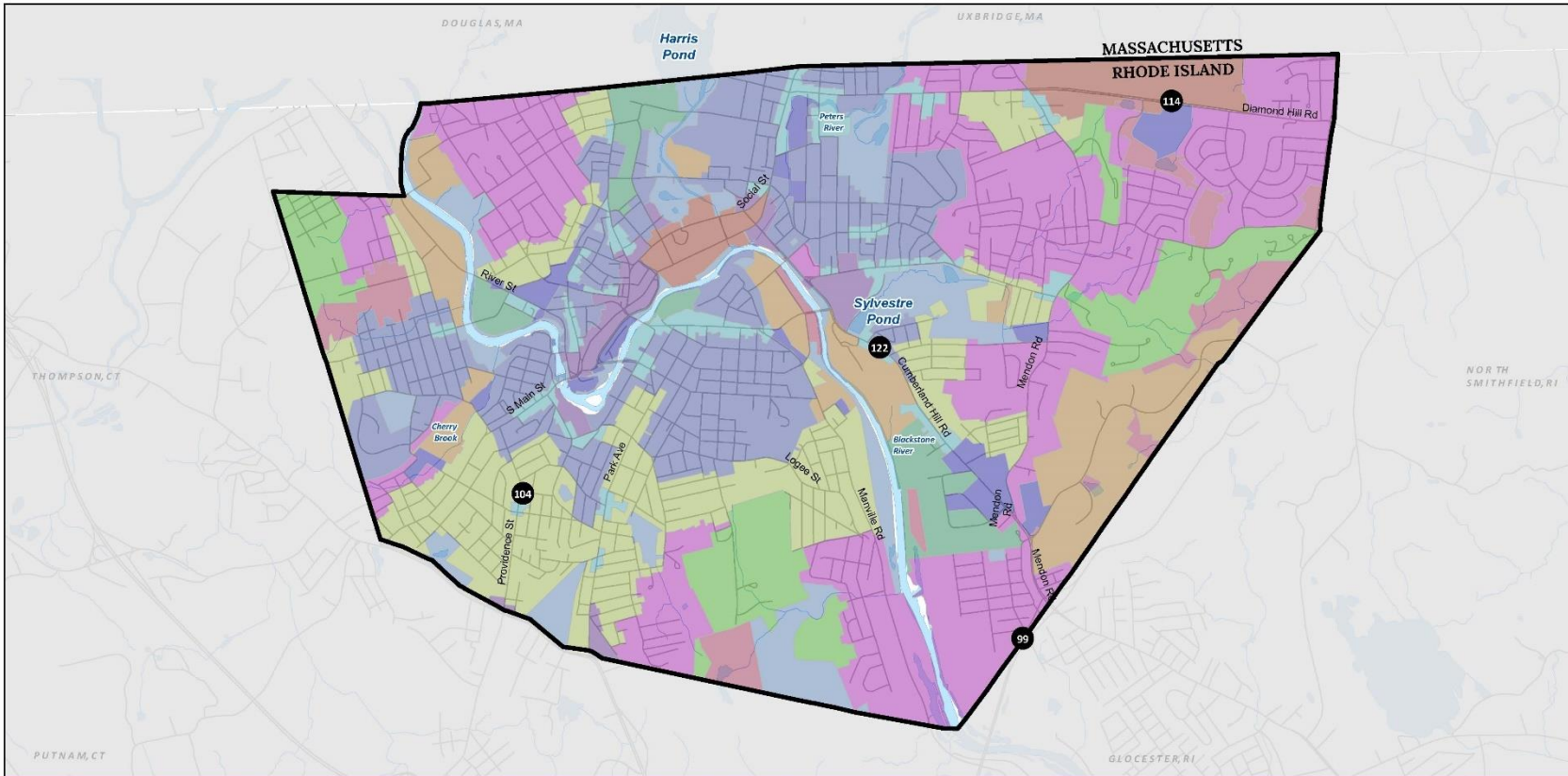
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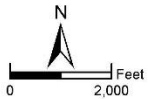
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- Existing Land Uses**
- | | | |
|--------------------------|----------------------------|----------------|
| Agriculture/Pasture | Institutional | Transportation |
| Cemeteries | Low Density Residential | Utilities |
| Commercial/Industrial | Medium Density Residential | Vacant/Open |
| Forest/Brushland | Mine/Quarry/Gravel Pit | Water/Wetland |
| High Density Residential | Recreation | |

*Data Source: RIGIS



CITY OF WOONSOCKET COMPREHENSIVE PLAN - APRIL 2021



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Existing Zoning Districts

- C-1
- I-1
- MU-2
- R-1
- C-2
- I-2
- PR-1
- R-2
- MU-1
- PR-2
- R-3
- R-4

*Data Source: RIGIS

[Insert: Future Land Use Map.]