



Town of Richmond, Rhode Island

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Date: October 25, 2022

To: Planning Board

From: Shaun Lacey, AICP, Town Planner

STAFF REPORT

Agenda Item C1: Discussion of a new draft Chapter 18.21 of the Zoning Ordinance entitled “Aquifer Protection Overlay District” as related to the districts, definitions, compliance, development standards and procedural requirements for activities within an aquifer protection overlay district

Recommended Action

Recommend that the Town Council adopt a new Chapter 18.21 of the Zoning Ordinance in accordance with the recommendation attached to Agenda Item D1.

Project Overview

In recent months, the Planning Board has evaluated a working draft of a new Chapter 18.21 to the Zoning Ordinance entitled “Aquifer Protection Overlay District.” The purpose of the new ordinance is to protect the public health, safety and welfare by maintaining the quality of groundwater, which provides the community’s water supply.

This draft establishes two sub-districts within an aquifer protection overlay and provides updated development standards for new construction or renovations to existing buildings within the aquifer protection overlay. The ordinance also outlines a review process and procedural requirements for new construction and changes of use within the aquifer overlay. Single-family and two-family development within an aquifer overlay would be exempt from the Development Plan Review or Major Land Development Review process. The latest draft of Chapter 18.21, which includes hydrogeologic analysis requirements suggested by project consultants GZA GeoEnvironmental, Inc., is attached for reference.

Draft Amendments to Chapter 18.16 Use Regulations

Complementary to the new draft Chapter 18.21 are draft amendments to Chapter 18.16 (Use Regulations) of the Zoning Ordinance. These draft amendments to Chapter 18.16 were evaluated by the Board and project consultants GZA in previous meetings and identify the activities permitted, conditionally permitted through a special use permit, or prohibited upon adoption of the new draft Chapter 18.21. The latest draft of Chapter 18.16 is attached for reference.

Draft Revisions to the Zoning Map

The Zoning Map was revised to reflect the updated Aquifer Protection Overlay District regulations described in the new draft Chapter 18.21. The updated Zoning Map, dated June 2022, establishes two sub-districts within the aquifer overlay and is attached for reference. These are identified as Sub-District A and Sub-District B.

Sub-District A denotes the sole-source aquifer and wellhead protection locations throughout the community. These are found primarily along the west, central and east corridors of the Town. In accordance with the draft amendments to Chapter 18.16 (Use Regulations), these areas are the most restrictive with regards to permissible activities due to the source of potable water supply. Sub-District B, as indicated on the revised Zoning Map, accounts for the areas of the Town that replenish the groundwater aquifer. Sub-District B is also more restrictive than the areas of the community located outside of the aquifer overlay, but less restrictive than Sub-District A. All properties located within Sub-District A or Sub-District B would be subject to the provisions contained within the new Chapter 18.21 and the amended Chapter 18.16 of the Zoning Ordinance.

Independent of the Aquifer Overlay sub-districts, the Zoning Map was also revised to reflect recent rezoning activities as of March 23, 2022. Examples include rezoned properties along Route 3 (Nooseneck Hill Road) and within Kenyon Village (Kenyon School Road).

Summary

The Planning Board may provide a recommendation(s) to the Town Council to adopt the new draft of Chapter 18.21 of the Zoning Ordinance based upon consistency with the Comprehensive Community Plan of the Town of Richmond and in accordance with RIGL 45-24-30 Purposes of Zoning. The Town Council will consider the Planning Board's recommendation(s) at a public hearing to be held at a future date.

Attachments:

1. Draft Chapter 18.21 Aquifer Protection Overlay District dated September 28, 2022
2. Draft amendments to Chapter 18.16 Use Regulations dated September 28, 2022
3. Zoning Map revisions dated June, 2022

The Town Council of the Town of Richmond hereby ordains that the Code of Ordinances is amended by adding a chapter to Title 18 to be numbered as 18.21 that reads as follows:

Chapter 18.21
AQUIFER PROTECTION OVERLAY DISTRICT

18.21.010	Purpose.
18.21.020	District boundaries.
18.21.030	Definitions.
18.21.040	Compliance.
18.21.050	Development standards.
18.21.060	Development plan review.
18.21.070	Major land development project approval – hydrogeologic evaluation.

18.21.010 Purpose.

A. The town of Richmond obtains all of its potable water from the Wood-Pawcatuck River basin watershed aquifer. The U.S. environmental protection agency has designated the aquifer as a sole-source aquifer, and the U.S. Congress has designated the Wood and Pawcatuck Rivers as wild and scenic rivers. The purpose of the aquifer protection overlay district is to protect the public health, safety and welfare by maintaining the quality of the groundwater that provides all of the town's water supply.

B. The requirements applicable to the overlay district are in addition to those of the underlying zoning district. In the case of a conflict between the requirements of the overlay district and those of the underlying zoning district, the more restrictive requirements shall apply.

18.21.020 District boundaries.

A. The boundaries of the aquifer protection overlay district are identical to those established by the R.I. department of environmental management to delineate the boundaries of the Pawcatuck basin aquifer, wellhead protection areas, and groundwater recharge areas.

B. Within the aquifer overlay protection district, there are two subdistricts that provide for different levels of groundwater protection:

1. The aquifer and all wellhead protection areas shall comprise subdistrict A.
2. The groundwater recharge areas shall comprise subdistrict B.

C. Uses permitted, allowed by special use permit, and prohibited in each subdistrict are shown in Chapter 18.16 of this Title.

D. The boundaries of the aquifer protection overlay district and its two subdistricts are shown on the official zoning map in the custody of the town clerk. The requirements of this Chapter apply

only to the property included within those boundaries, regardless of the location of lot lines or zoning district lines, unless otherwise specifically provided.

18.21.030 Definitions.

The following words have the following meaning when used in this Chapter.

Aquifer. A geologic formation, group of formations, or part of a formation that contains sufficient saturated, permeable material to yield significant quantities of water to wells and springs.

Containment area. A separate area with an impervious floor, covered by a roof, and surrounded on all sides by an impervious barrier intended to prevent substances from flowing in or out.

Groundwater. Underground water that completely fills the open spaces between particles of sand, gravel, clay, silt, and consolidated rock fractures.

Groundwater recharge area. The land surface from which water is added to the zone of saturation. The recharge area for a particular well or aquifer is that land surface from which water moves to the well or aquifer or may move to the well or aquifer under certain hydraulic conditions.

Hazardous material. A solid, semi-solid, liquid, or gaseous material that, because of its quantity, concentration, or physical or chemical characteristics, may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness, or pose a substantial present or potential hazard to human health or the environment. Hazardous materials include materials defined as hazardous substances by the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), materials defined as hazardous waste by the department of environmental management rules and regulations for hazardous waste management (250-RICR-140-10-1), and petroleum products as defined by the department of environmental management rules and regulations for underground storage facilities used for regulated substances and hazardous materials (250-RICR-140-25-1). Hazardous materials include, but are not limited to, petroleum products, fertilizers, pesticides, and other substances in one or more of the following categories:

1. *Ignitable.* A gas, liquid or solid that may cause fire through friction or absorption of moisture, or a gas, liquid or solid that has a low flash point.
2. *Carcinogenic.* A gas, liquid, or solid that is considered by the U.S. environmental protection agency or the R.I. department of environmental management to cause cancer or genetic mutation.
3. *Explosive.* A reactive gas, liquid or solid that will react uncontrollably if exposed to heat, shock, pressure or any combinations thereof.

4. *Toxic*. A gas, liquid, or solid that endangers the life or health of any living thing coming into contact with it through a single exposure or repeated exposure.
5. *Corrosive*. An acid or alkaline material that will cause severe damage to human tissue or is capable of destroying containers of hazardous material and causing the release of their contents.

Wellhead protection area. The critical portion of a three-dimensional zone surrounding a public well or wellfield through which water will move toward and reach the well or wellfield.

Zone of saturation. The subsurface zone in which all open spaces are filled with water.

18.21.040 Compliance.

A. No land shall be used and no structure shall be erected or renovated in the overlay district except in compliance with this Chapter.

B. Failure to maintain any use or structure in compliance with the requirements of this Chapter or in compliance with conditions imposed by the planning board or the zoning board of review shall be considered a violation of this Chapter.

18.21.050 Development standards. All new structures in the overlay district, and all renovations of existing structures in the overlay district for which a building permit is required, shall comply with the following standards. All standards apply to the entire overlay district unless otherwise specified.

A. *Sink drains*. In any building where hazardous materials are likely to enter sinks, all sinks shall be directly connected to an above-ground holding tank separated from the onsite wastewater treatment system. The applicant shall submit details of the tank construction and conveyance system design, information about controls and alarm systems, and a service contract for pump-out and off-site disposal.

B. *Floor drains*. New structures shall be constructed with floor drains that empty into an above-ground holding tank separated from the onsite wastewater treatment system. The applicant shall submit details of the tank construction and conveyance system design, information about controls and alarm systems, and a service contract for pump-out and off-site disposal.

C. *Indoor storage of hazardous materials*. Every indoor area where hazardous materials will be stored shall be enclosed by a secondary containment system with a capacity of 110% of the volume of material in the storage area.

D. *Outdoor storage of hazardous materials*. Every outdoor area where hazardous materials will be stored shall have a roof, shall be enclosed on three sides, and shall be constructed to prevent

precipitation from flowing into the area. If the area will be used to store liquid materials, the area shall be designed to hold 110% of the liquid stored inside it.

E. *Loading areas.* All loading areas where hazardous materials will be handled shall be enclosed by a roof and two sides to prevent precipitation from entering the area.

F. *Dumpsters.* Dumpsters shall have drain plugs intact and shall be covered or located under a roof.

G. *Exterior catch basins.* All exterior catch basins, trench drains, and other conveyance systems for collecting and managing stormwater shall be equipped with sumps and water quality hoods to prevent discharge of spilled oil or petroleum products.

H. *Above-ground storage tanks.* Every interior and exterior above-ground storage tank for fuel or heating oil, except those in single-family and two-family residential structures, shall include a secondary containment system with a capacity that is 110% of the tank volume. The system shall include a dedicated basin, tub or tray specifically manufactured for use as a secondary containment area for petroleum products.

I. *Underground storage tanks.* Installation of new underground storage tanks for hazardous materials is prohibited.

18.21.060 Development plan review.

The purpose of development plan review of uses in the aquifer overlay protection district is to ensure that all changes in the nature and intensity of land use are designed and constructed in a way that will minimize impact on the aquifer. If the development site is located partially within the district, the development plan shall be prepared as if the entire development site is within the district, notwithstanding the provisions of Section 18.21.020(D).

A. Development plan review pursuant to Chapter 18.54 of this Title is required for:

1. Development of all new principal uses and accessory uses that are permitted by right, except single-family and two-family structures.
2. Construction of all new structures that are permitted by right, except single-family and two-family structures and structures in major land development projects.
3. All changes of use from one use code to another.

B. Advisory development plan review is required for all special permit uses, including special use permits for enlargement, expansion, or intensification of a legal nonconforming use. The zoning board of review shall not open a public hearing on a special use permit application until the planning board's advisory development plan review decision has been issued.

C. The following information shall be submitted with a development plan review application:

1. The name and quantity of every hazardous material that will be used or stored on the premises, the location where it will be used or stored, and a material safety data sheet for each hazardous substance.
2. For all buildings and uses where hazardous materials will be used or stored, a spill prevention plan and a hazardous waste contingency plan that complies with the department of environmental management rules and regulations for hazardous waste management (250-RICR-140-10-1).
3. Proposed water source and estimated volume of water use, including fire protection flow demands.
4. Documents illustrating how the proposed use or uses and structure or structures will comply with the requirements of this Chapter.

D. The planning board shall have the authority to require an applicant for development plan review to submit a nitrate loading analysis to evaluate the potential impacts on the parcel and surrounding parcels if there is a reasonable basis to believe that past uses, current uses, or proposed uses of the property could significantly increase the nitrate level of the groundwater. The analysis should compare the existing and proposed nitrate load concentrations to the maximum contaminant level of 10 milligrams per liter (10 mg/L) established by the U.S. environmental protection agency. The analysis shall be submitted after a pre-application conference and shall be peer-reviewed before development plan review takes place.

E. Conditions of approval.

1. The planning board shall have the authority to impose conditions on development plan approval that are intended to maintain groundwater quality and to minimize groundwater withdrawal. The conditions shall be based on competent evidence in the record, and the planning board shall make findings of fact to support the imposition of conditions.
2. For advisory development plan review, the planning board shall have the authority to recommend to the zoning board of review conditions on approval that are intended to maintain groundwater quality and to minimize groundwater withdrawal. The conditions shall be based on competent evidence in the record, and the planning board shall include in its recommendation findings of fact to support the recommended conditions.

F. The administrative officer shall have the authority to review and approve applications for development plan review that involve only changes in use code or minor alterations to existing structures. The applicant shall have the right to request planning board review of any conditions imposed by the administrative officer on administrative development plan approval.

G. The planning board shall have the authority to require peer review of any technical submission. The applicant shall bear the cost of such review. The administrative officer shall

obtain an estimate of the cost of the review and the applicant shall pay a project review fee adequate to cover the estimated cost. Section 11.3.2 of the land development and subdivision regulations shall govern the manner in which the fees are collected and refunded and the applicant's right to request an account balance or request a different peer reviewer.

18.21.070 Major land development project approval – hazardous materials.

A. For every major land development project that includes buildings or uses where hazardous materials will be used or stored, the following information shall be provided with the Master Plan submission:

1. The name and maximum quantity of every hazardous material that will be used or stored on the premises and the location where it will be used or stored.
2. A spill prevention plan and a hazardous waste contingency plan that complies with the department of environmental management rules and regulations for hazardous waste management (250-RICR-140-10-1).

The planning board shall have the authority to impose conditions on approval that are intended to prevent groundwater contamination.

18.21.080 Major land development project approval – hydrogeologic evaluation.

A. At Master Plan submission, the applicant shall submit a preliminary hydrogeologic evaluation of the property, including the proposed development site and surrounding properties, to determine whether any conditions are present that would affect the quality of the groundwater, based on observation and examination of available public data, and to determine how the proposed development will affect the quality and quantity of the groundwater. If the development site is located partially within the district, the hydrogeologic evaluation shall include the entire development site, notwithstanding the provisions of Section 18.21.020(D).

B. The preliminary hydrogeologic evaluation shall be prepared by a registered professional engineer with advanced training in hydrogeology.

C. The preliminary hydrogeologic evaluation should include:

1. A site visit to observe the general condition of the property and surrounding properties, including use of the property, topography, utilities, bedrock outcrops, and wetlands and water bodies.
2. Examination of public records including historical aerial photographs and records of existing septic systems and wells.
3. Determination of the current and past uses of the property and whether there are any known concerns about water quality or quantity or past contamination.

4. A geological assessment including groundwater classification, groundwater flow direction, contributing watersheds, bedrock, soil types, and soil strata, thickness, and composition.
5. A description of the surface water and watershed characteristics.
6. Test pit and percolation test results, with a site plan showing the test locations.
7. A nitrate loading analysis to evaluate the potential impacts on the parcel and surrounding parcels. The analysis should compare the existing and proposed nitrate load concentrations to the maximum contaminant level of 10 milligrams per liter (10 mg/L) established by the U.S. environmental protection agency.
8. The Site Context Plan, Existing Conditions and Resources Plan, and Development Overlay Plan submitted with the Master Plan application, supplemented as necessary to show hydrogeologic features.

D. If the proposed development projects maximum daily groundwater use of 4,600 gallons a day or greater, if wells will be closer than 200 feet to each other, if industrial development is proposed, or if the Planning Board finds, based on the preliminary hydrogeologic evaluation, that the proposed development could have a significant impact on the quality or quantity of the groundwater at the property or adjacent properties, the applicant shall conduct a well field test. The purpose of the well field test is to conduct pumping tests to determine available yield and groundwater flow direction, and to demonstrate that wells on the property will produce potable water. Pumping test data must be plotted, interpreted, and analyzed. The method of analysis and the resulting aquifer properties, including well yield, specific capacity, transmissivity, and storage, must be described. The analysis shall be submitted with the Preliminary Plan application.

E. The following requirements apply to well field tests:

1. Test wells shall be drilled bedrock wells unless overburden wells are planned for the proposed development.
2. For residential development, two wells are required for five to ten units, three wells are required for eleven to twenty-four units, four wells are required for twenty-five to fifty units, five wells are required for fifty-one to seventy-five units, and six wells are required for seventy-six to one hundred units.
3. For residential development, the test well should be located throughout the property in a way that will accurately reflect the hydrogeologic conditions throughout the site. For commercial or industrial development, the test well shall be located at the proposed location of the water supply well. Wells must be located so that well water is discharged a sufficient distance away from other test wells to prevent inaccurate readings.

4. Construction of test wells must comply with applicable State regulations and must be supervised by a qualified engineer, geologist or hydrologist who will record detailed site geology information during installation.
5. Pumping tests should be carried out at all test wells. Before pumping tests take place, wells should be free of sand and mud. Discharge water should be checked periodically for sediment during the test. Excessive sediment indicates that the well needs additional development.
6. Initial step drawdown pumping tests appropriate for the proposed use should be performed in all test wells to estimate well yields and to determine the optimum rate for a constant rate pumping test. The step drawdown pumping tests should include a minimum of four pumping intervals consisting of a minimum period of thirty minutes each. The constant rate pumping tests should begin with a static water level and should be performed at a fixed pumping rate (plus or minus 5%) for a minimum of eight hours for residential development, and forty-eight hours for commercial or industrial development.
7. Before a constant rate pumping test, test wells should be sufficiently recovered. When a constant rate pumping test is taking place on one well, other test wells should be used as observation wells, with drawdown and recovery times recorded. A pumping test should include regular water level measurements during and after pumping until 95% recovery occurs, or until sufficient data have been collected to establish a recovery curve. Water levels should be continuously monitored at an appropriate frequency in pumping wells and observation wells.
8. Water level should be measured in feet and hundredths of a foot. The flow rate during the pump test should be measured using a flow meter and flow totalizer. Flow rate readings should be documented every hour and confirmed with a 5-gallon bucket and stopwatch.
9. A water sample should be collected at the end of the pump test. Water quality testing must comply with approved U.S. environmental protection agency methods. Samples must be analyzed by a State certified laboratory for the substances listed below, and for any other substances the planning board has reason to believe might be present.
 - a. Arsenic
 - b. Alkalinity
 - c. Hardness
 - d. pH
 - e. Chloride
 - f. Cadmium
 - g. Iron
 - h. Sodium
 - i. Total dissolved solids
 - j. Conductivity
 - k. Lead
 - l. Total coliform bacteria

- m. Copper
- n. Manganese
- o. E. coli bacteria
- p. Fluoride
- q. Sulfate
- r. Zinc
- s. Mercury
- t. Nitrate/nitrite
- u. Volatile organic compounds (VOCs)
- v. Methyl tert-butyl ether (MTBE)
- w. Pesticides

10. If a well is drilled into bedrock, gross alpha screen and radon testing shall be performed. If the gross alpha screen detects radiation of 15 or more picocuries per liter of air (pCi/L), the water must be analyzed for radium and uranium concentrations.
11. After field testing is complete, test wells that will not be used for water supply or long-term monitoring must be decommissioned.

F. The planning board shall have the authority to impose conditions on approval that are intended to maintain groundwater quality and to minimize groundwater withdrawal. The planning board shall make findings of fact to support the imposition of any condition.

REFERENCES

Title 46, chapter 13.1 of the general laws; R.I. Gen. Laws § 45-24-30(3)(i), § 45-24-30(4); § 45-24-33(a)(7), (20).

250-RICR-150-05-3 - DEM Groundwater Quality Rules.

250-RICR-150-10-6 - DEM Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems.

250-RICR-140-25-1 - DEM Rules and Regulations for Underground Storage Facilities Used for Regulated Substances and Hazardous Materials.

250-RICR-140-10-1 - DEM Rules and Regulations for Hazardous Waste Management.

This amendment shall take effect upon passage.

The Town Council of the Town of Richmond hereby ordains that Section 18.16.010 of Chapter 18.16 the Code of Ordinances is amended to read as follows:

**Chapter 18.16
USE REGULATIONS**

18.16.010	Table of uses.
18.16.020	Use code descriptions.
18.16.030	Accessory uses.

18.16.010 Table of uses. The following table lists general categories of uses and, within each category, specific types of uses. Each use is identified by a use code. “P” indicates a use allowed by right in the zoning district, “S” indicates a use allowed by special use permit, and “X” indicates a use prohibited in the zoning district. In overlay districts, “U” indicates that the requirements are the same as for the underlying zoning district.

A. All uses listed are principal uses unless otherwise specified.

B. The provisions of an overlay district apply to each use in addition to the provisions of the underlying zoning district. If the provision applicable in the underlying zoning district and the provision applicable in the overlay district are different, the more restrictive provision applies to the use. Uses prohibited in an overlay district are designated with “X.”

C. Uses not included in the table are prohibited.

(Ord. dated 11-19-13; Ord. dated 4-1-14; Ord. dated 8-12-14; Ord. dated 6-16-15; Ord. dated 5-16-17; Ord. dated 7-25-17; Ord. dated 1-2-18; Ord. dated 10-15-19; Ord. dated 2-18-20; Ord. dated 7-20-21)

18.16.010 - TABLE

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
10	RESIDENTIAL																
101	Single detached dwelling unit	P	P	P	P	X	X	X	X	P	X	P	P	<u>U</u>	<u>U</u>	X	See §18.36.100 E
102	Two-dwelling unit building	P	P	P	S	X	X	X	X	P	X	P	X	<u>U</u>	<u>U</u>	X	See Ch. 18.20, §18.36.100 E
103	Dwelling unit in a mixed-use building	X	X	X	P	P	X	X	P	P	X	P	X	<u>U</u>	<u>U</u>	X	
104	Multi-family building(s): 3-4 dwelling units	X	P	P	X	P	X	X	P	P	X	P	X	<u>U</u>	<u>U</u>	X	See §18.36.100; Ch.18.41
105	Multi-family building(s): 5 -12 dwelling units	X	X	X	X	P	X	X	P	P	X	X	X	<u>U</u>	<u>U</u>	X	See §18.36.100
106	Multi-family building(s): 13-28 dwelling units	X	X	X	X	X	X	X	X	P	X	X	X	<u>U</u>	<u>U</u>	X	See Ch. 18.42
112	Community residence	P	P	P	P	P	X	X	P	P	X	P	P	<u>U</u>	<u>U</u>	X	
114	Single mobile or manufactured home	X	X	X	X	X	X	X	X	X	X	X	X	<u>U</u>	<u>U</u>	X	See RIGL § 45-24-37(c) and Ch. 15.02 (temporary use)

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
116	Mobile or manufactured home park	P	P	X	X	X	X	X	P	X	X	X	X	<u>U</u>	<u>U</u>	X	See §18.36.030 Needs approval as a Land Development Project
20	AGRICULTURAL																
210	Keeping, breeding domestic livestock	P	P	S	P	X	X	X	P	X	X	P	P	<u>U</u>	<u>U</u>	X	See Ch. 18.31; accessory uses see Ch. 18.30 and §18.36.060
212	Horticulture	P	P	P	P	P	P	P	P	P	P	P	P	<u>U</u>	<u>U</u>	P	See RIGL § 45-24-37
214	Indoor horticulture	P	P	P	P	P	P	P	P	P	P	P	P	<u>U</u>	<u>U</u>	X	See § 18.54.020
216	Commercial cultivation of medical marijuana	X	X	X	X	P	P	P	X	P	P	X	U	<u>U</u>	<u>U</u>	X	See RIGL § 21-28.6-16
224	Keeping, breeding swine	S	S	X	X	X	S	S	X	X	X	X	S	<u>X</u>	<u>X</u>	X	As accessory use see Ch.18.30
240	Indoor commercial aquaculture or fish hatchery	X	X	X	X	X	P	P	X	X	P	X	X	<u>S</u>	<u>S</u>	X	
30	INSTITUTIONAL, GOVERNMENTAL																
301	Public school	X	X	X	X	X	X	X	X	X	X	X	U	<u>U</u>	<u>U</u>	X	See § 18.04.040

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
302	Private school	S	S	S	X	P	X	X	P	P	X	S	X	<u>U</u>	<u>U</u>	X	
303	Private technical, trade school	X	X	X	S	P	P	P	P	P	P	X	X	<u>U</u>	<u>U</u>	X	
306	Private nursery school or kindergarten	S	S	S	P	P	X	X	P	P	X	S	X	<u>U</u>	<u>U</u>	X	
308	Cemetery	S	S	X	X	X	X	X	X	X	X	X	S	<u>U</u>	<u>U</u>	X	See §18.20.060
310	Municipal or quasi-municipal public safety or other facilities	X	X	X	X	X	X	X	X	X	X	X	X	<u>U</u>	<u>U</u>	X	See § 18.04.040
320	Child or adult day care for up to 8 persons	X	X	X	P	P	X	X	P	P	P	P	X	<u>U</u>	<u>U</u>	X	
322	Child or adult day care for 9 or more persons	X	X	X	S	P	X	X	P	P	P	X	X	<u>U</u>	<u>U</u>	X	
324	Halfway house	X	X	X	S	P	P	P	X	X	P	X	X	<u>U</u>	<u>U</u>	X	See RIGL § 45-24-31(31)
326	Homeless shelter	X	X	S	S	P	P	X	X	X	X	X	X	<u>U</u>	<u>U</u>	X	
330	Nursing home, assisted living, continuing care, hospice	X	X	X	S	P	P	X	P	P	P	X	X	<u>U</u>	<u>U</u>	X	
332	Substance abuse treatment facility	X	X	X	X	P	P	P	P	P	P	X	X	<u>U</u>	<u>U</u>	X	

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
340	Hospital	X	X	X	X	P	P	P	P	P	P	X	X	<u>U</u>	<u>U</u>	X	Needs approval as a Land Development Project
342	Medical treatment facility less than 15,000 sq. ft. gross floor area	X	X	X	P	P	P	X	P	P	P	S	X	<u>U</u>	<u>U</u>	X	
350	Private not-for-profit public service facility not otherwise classified	X	X	X	S	P	P	X	P	P	P	S	X	<u>U</u>	<u>U</u>	X	
40	RECREATIONAL, CULTURAL, ENTERTAINMENT																
	Recreational																
402	Indoor recreational facility	X	X	X	X	P	P	P	P	P	P	S	X	<u>U</u>	<u>U</u>	X	
406	Outdoor recreational facility	X	X	X	X	P	X	X	S	P	P	P	X	<u>U</u>	<u>U</u>	X	
408	Golf course	P	P	X	X	X	X	X	P	P	P	X	P	<u>U</u>	<u>U</u>	X	
409	Fairgrounds	P	P	X	X	X	X	X	X	X	X	X	P	<u>X</u>	<u>S</u>	X	
410	Equestrian academy; equestrian boarding or breeding facility	P	P	X	X	X	X	X	X	X	X	S	P	<u>S</u>	<u>S</u>	X	See Ch. 18.31

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
414	Health club	X	X	X	P	P	P	P	P	P	P	P	X	<u>U</u>	<u>U</u>	X	
420	Recreational campground	S	S	X	X	X	X	X	X	X	S	X	X	<u>X</u>	<u>S</u>	X	See Ch. 18.55
424	Seasonal camp	S	S	X	X	X	X	X	S	X	S	X	X	<u>U</u>	<u>U</u>	X	
432	Park, botanical garden open to public	P	P	P	P	P	P	P	P	P	P	P	P	<u>U</u>	<u>U</u>	X	
434	Wildlife refuge	P	P	P	P	P	P	P	P	P	P	P	P	<u>U</u>	<u>U</u>	X	
435	Conservation area	P	P	P	P	P	P	P	P	P	P	P	P	<u>U</u>	<u>U</u>	P	
436	Indoor shooting range	X	X	X	X	S	P	P	X	X	X	X	X	<u>U</u>	<u>U</u>	X	See §18.36.080
	Cultural																
442	Museum, library	X	S	S	S	P	X	X	P	P	X	P	X	<u>U</u>	<u>U</u>	X	
444	Place of worship	X	X	X	S	P	X	X	P	P	X	S	X	<u>U</u>	<u>U</u>	X	
446	Private club	X	X	X	S	P	P	X	P	P	X	S	X	<u>U</u>	<u>U</u>	X	
	Entertainment																
460	Theater or other indoor privately-owned public gathering place	X	X	X	S	P	P	P	P	P	X	S	X	<u>U</u>	<u>U</u>	X	

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
462	Stadium, arena, or other outdoor privately-owned public gathering place	X	X	X	S	P	P	P	P	P	X	S	X	<u>X</u>	<u>X</u>	X	
464	Race track for motorized vehicles	X	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	<u>X</u>	X	
466	Casino or other wagering or betting facility	X	X	X	X	X	X	X	X	X	X	X	X	<u>U</u>	<u>U</u>	X	
468	Adult entertainment	X	X	X	X	X	X	P	X	X	X	X	X	<u>U</u>	<u>U</u>	X	See §8.08.010; §18.36.110
50	UTILITIES, TRANSPORTATION																
	Utilities																
502	Power generation	X	X	X	X	P	P	P	X	X	P	X	X	<u>X</u>	<u>S</u>	X	
504	Commercial wind energy system	X	X	X	X	X	X	X	X	X	X	X	X	<u>U</u>	<u>U</u>	X	Reserved
506	Solar energy system	X	X	X	X	P	P	P	X	X	P	X	U	<u>U</u>	<u>U</u>	X	See Ch. 18.34
508	Commercial cellular communication tower	S	S	S	S	S	P	P	S	S	P	S	S	<u>U</u>	<u>U</u>	X	See Ch. 18.53
510	Broadcast studio, antenna	X	X	X	S	P	P	P	P	P	P	X	X	<u>U</u>	<u>U</u>	X	

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
	Transportation																
532	Transportation terminal	X	X	X	X	P	P	P	X	X	P	X	X	<u>X</u>	<u>S</u>	X	
534	Airport, helipad	X	X	X	X	X	P	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	
536	Towing with vehicle storage	X	X	X	X	X	P	P	X	X	P	X	X	<u>X</u>	<u>S</u>	X	
537	Office with indoor or outdoor vehicle storage not otherwise classified	X	X	X	X	P	P	P	X	X	P	X	X	<u>U</u>	<u>U</u>	X	
538	Parking lot, garage	X	X	X	X	P	P	P	P	P	P	X	X	<u>S</u>	<u>S</u>	X	
540	Vehicle leasing with outdoor vehicle storage	X	X	X	X	P	P	P	X	P	P	X	X	<u>S</u>	<u>S</u>	X	
	Waste management																
554	Privately-owned refuse transfer station	X	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	<u>X</u>	X	
556	Privately-owned refuse storage, disposal	X	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	<u>X</u>	X	
557	Privately-owned recycling facility	X	X	X	X	X	X	S	X	X	X	X	X	<u>X</u>	<u>S</u>	X	
558	Septic pumping business with vehicle storage	X	X	X	X	X	X	P	X	X	X	X	X	<u>X</u>	<u>S</u>	X	

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
560	Wood waste product composting	X	X	X	X	X	P	P	X	X	X	X	X	<u>X</u>	<u>X</u>	X	
562	Junkyard	X	X	X	X	X	X	P	X	X	X	X	X	<u>X</u>	<u>X</u>	X	See Ch. 5.24
566	Solid waste incineration or combustion	X	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	<u>X</u>	X	
60	CONTRACTING, AUTOMOTIVE, WHOLESALE																
	Contracting																
602	Construction trades contractor	X	X	X	P	P	P	P	X	X	P	S	X	<u>S</u>	<u>S</u>	X	
604	Fuel sales and delivery	X	X	X	S	P	P	P	X	X	X	X	X	<u>X</u>	<u>X</u>	X	
606	Maintenance services	X	X	X	P	P	P	P	P	P	P	X	X	<u>U</u>	<u>U</u>	X	
	Automotive																
622	Vehicle repair, auto body shop	X	X	X	X	P	P	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	See §18.36.090
624	Vehicle service station with convenience store	X	X	X	X	S	S	S	S	S	S	X	X	<u>X</u>	<u>X</u>	X	See §18.36.090
626	Vehicle service station with body or automotive repair shop	X	X	X	X	S	S	S	S	S	S	X	X	<u>X</u>	<u>X</u>	X	See §18.36.090

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
628	Car wash	X	X	X	X	P	P	P	X	X	P	X	X	<u>X</u>	<u>S</u>	X	
	Wholesale																
642	Warehouse sales with indoor storage only	X	X	X	X	P	P	P	X	X	P	X	X	<u>S</u>	<u>U</u>	X	
644	Warehouse sales with outdoor storage	X	X	X	X	X	P	P	X	X	P	X	X	<u>X</u>	<u>S</u>	X	
70	PROFESSIONAL & PERSONAL SERVICES																
	Professional services																
702	Professional offices	X	X	X	P	P	P	P	P	P	P	P	X	<u>U</u>	<u>U</u>	X	
704	Bank, financial institution	X	X	X	S	P	P	P	P	P	P	P	X	<u>U</u>	<u>U</u>	X	See §18.16.030 for drive-thru window
706	Motion picture, sound recording studio	X	X	X	X	P	P	P	X	X	P	X	X	<u>U</u>	<u>U</u>	X	
710	Business offices not otherwise specified	X	X	X	S	P	P	X	P	P	P	S	X	<u>U</u>	<u>U</u>	X	
	Personal services																
732	Hotel, motel	X	X	X	P	S	P	X	P	P	P	X	X	<u>S</u>	<u>S</u>	X	
733	Guest cottages	X	X	X	X	X	X	X	X	X	X	X	X	<u>U</u>	<u>U</u>	X	

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
734	Health-related services	X	X	X	S	P	P	X	P	P	P	S	X	<u>U</u>	<u>U</u>	X	
736	Personal services	X	X	X	S	P	P	X	P	P	P	S	X	<u>U</u>	<u>U</u>	X	
738	Retail services	X	X	X	S	P	P	X	P	P	P	S	X	<u>U</u>	<u>U</u>	X	
740	Repair services	X	X	X	S	P	P	X	P	P	P	S	X	<u>S</u>	<u>U</u>	X	
752	Pet grooming	X	X	X	S	P	P	X	P	P	P	S	X	<u>U</u>	<u>U</u>	X	
754	Dog boarding or breeding kennel	S	S	X	X	X	P	X	P	X	P	X	S	<u>S</u>	<u>U</u>	X	See §18.16.030; §18.20.060
756	Pet cemetery	X	X	X	X	X	P	P	X	X	P	X	S	<u>X</u>	<u>X</u>	X	See §18.20.060
762	Laundry, laundromat	X	X	X	S	P	P	P	P	P	P	X	X	<u>X</u>	<u>X</u>	X	
764	Dry cleaner, drop off and pick up only	X	X	X	P	P	P	X	P	P	X	P	X	<u>U</u>	<u>U</u>	X	See §18.16.030 for drive-thru window
765	Dry cleaner, on-site cleaning facility	X	X	X	X	X	X	S	X	X	X	X	X	<u>X</u>	<u>X</u>	X	See §18.16.030 for drive-thru window
772	Self storage facility	X	X	X	X	X	P	P	X	X	P	X	X	<u>X</u>	<u>S</u>	X	
774	Equipment rental with on-site outdoor storage	X	X	X	X	P	P	P	X	X	P	X	X	<u>X</u>	<u>S</u>	X	
776	Funeral home, mortuary	X	X	X	S	P	P	X	P	P	P	X	X	<u>X</u>	<u>X</u>	X	
80	RETAILERS, RESTAURANTS																

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
802	Supermarket	X	X	X	X	P	P	X	P	P	X	X	X	<u>X</u>	<u>S</u>	X	See Ch. 18.08
804	Specialty food store	X	X	X	P	P	P	X	P	P	X	P	X	<u>U</u>	<u>U</u>	X	
812	Pharmacy	X	X	X	X	P	P	X	P	P	X	S	X	<u>U</u>	<u>U</u>	X	See § 18.16.030 for drive-thru window
813	Compassion center	X	X	X	X	X	X	X	X	X	X	X	X	<u>U</u>	<u>U</u>	X	See RIGL §§ 21-28.6-3, 21-28.6-12.
814	Convenience store	X	X	X	S	P	P	X	P	P	P	S	X	<u>U</u>	<u>U</u>	X	
816	General retailer in a building less than 20,000 sq. ft. gross floor area	X	X	X	P	P	P	P	P	P	X	P	X	<u>U</u>	<u>U</u>	X	
817	General retailer in a building 20,000 sq. ft. or more gross floor area	X	X	X	X	X	P	P	X	P	X	X	X	<u>X</u>	<u>S</u>	X	See “large scale retail development” in §18.08.010; §18.20.050
820	Package store	X	X	X	S	P	P	P	P	P	X	S	X	<u>U</u>	<u>U</u>	X	
832	Farm, gardening, or landscaping supplies, including plants, seed, mulch, stone	X	X	X	S	P	P	P	P	P	X	S	X	<u>X</u>	<u>S</u>	X	See §18.20.060
834	Lumber, construction materials	X	X	X	X	P	P	P	P	X	P	X	X	<u>X</u>	<u>X</u>	X	

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
842	Vehicle sales, service	X	X	X	X	P	P	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	
852	Flea market; outdoor sales of new or used goods	X	X	X	S	P	P	P	P	P	P	X	X	<u>U</u>	<u>U</u>	X	
854	Artisan studio	X	X	X	P	P	P	P	P	P	X	P	X	<u>S</u>	<u>S</u>	X	
856	Farmers' market	P	P	X	P	P	P	X	P	P	P	P	U	<u>U</u>	<u>U</u>	X	See § 18.36.140
862	Bar, lounge, tavern	X	X	X	P	P	P	X	P	P	X	S	X	<u>U</u>	<u>U</u>	X	
863	Microbrewery	X	X	X	P	P	P	P	P	P	X	P	X	<u>X</u>	<u>X</u>	X	
864	Restaurant serving alcoholic beverages	X	X	X	P	P	P	P	P	P	X	P	X	<u>U</u>	<u>U</u>	X	
866	Eating place, no service of alcoholic beverages	X	X	X	P	P	P	P	P	P	P	P	X	<u>U</u>	<u>U</u>	X	See §18.16.030 for drive-thru window
870	Retail uses not otherwise classified	X	X	X	X	P	P	X	P	P	X	S	X	<u>X</u>	<u>S</u>	X	
90	MANUFACTURING & EXTRACTIVE																
	Manufacturing																
902	Food, beverage manufacturing, processing	X	X	X	X	X	P	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
904	Winery	X	X	X	S	P	P	P	X	X	X	S	P	<u>X</u>	<u>S</u>	X	
905	Winery at a vineyard	S	S	X	X	P	P	X	X	X	X	P	S	<u>S</u>	<u>S</u>	X	
906	Brewery	X	X	X	X	S	S	S	S	S	S	S	X	<u>X</u>	<u>X</u>	X	
910	Millwork, wood products, furniture manufacturing	X	X	X	X	S	S	P	P	X	P	S	X	<u>X</u>	<u>X</u>	X	
912	Sawmill	X	X	X	X	X	X	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	
914	Commercial printing, manufacture of paper products	X	X	X	X	P	P	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	
918	Textile manufacturing, processing	X	X	X	X	X	S	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	
920	Metals fabrication, machinery manufacturing	X	X	X	X	X	P	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	
930	Pharmaceutical, chemical product manufacturing	X	X	X	X	X	P	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	
932	Glass manufacturing or processing	X	X	X	X	X	P	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
934	Rubber, plastic, petroleum products manufacturing	X	X	X	X	X	X	S	X	X	X	X	X	<u>X</u>	<u>X</u>	X	
938	Electronics, scientific equipment manufacturing	X	X	X	X	P	P	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	
952	Producing, processing mulch, compost, potting soil, soil amendments	X	X	X	X	P	P	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	
954	Concrete manufacturing	X	X	X	X	X	S	P	X	X	S	X	X	<u>X</u>	<u>X</u>	X	
958	Manufacturing or processing not otherwise classified	X	X	X	X	X	X	S	X	X	S	X	X	<u>X</u>	<u>X</u>	X	
962	Warehousing, general storage	X	X	X	X	X	P	P	X	X	P	X	X	<u>X</u>	<u>S</u>	X	
	Extractive																
972	Gravel, earth removal	X	X	X	X	X	X	P	X	X	X	X	X	<u>X</u>	<u>X</u>	X	
974	Rock quarrying	X	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	<u>X</u>	X	
975	Extraction of coal, ore, petroleum, gases	X	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	<u>X</u>	X	

Use Code	Use Description	R-3	R-2	R-1	Neigh. Bus.	Gen. Bus.	Lt. Ind.	Ind.	PD	PUD-VC	Flex Tech	SV	Agr. OL	Aqu. OL A	Aqu. OL B	COS	Notes
976	Processing of extractive materials	X	X	X	X	X	X	P	X	X	P	X	X	<u>X</u>	<u>X</u>	X	
980	Extraction of water for off-site commercial or industrial use	X	X	X	X	X	X	X	X	X	X	X	X	<u>X</u>	<u>X</u>	X	

18.16.020 Use code descriptions. The following descriptions are intended to assist the zoning enforcement officer in applying the use code table in 18.16.010 by illustrating the range of specific uses covered by each use code. The descriptions are not intended to be exclusive. Specific dimensional requirements for some uses are contained in chapter 18.20, dimensional regulations, and in chapter 18.36, special regulations.

112 *Community residence.* A group home or residential facility where children or adults live in a family setting and may or may not receive supervised care; or transitional housing for the homeless or victims of abuse. It does not include halfway houses or substance abuse treatment facilities. See R.I. Gen. Laws §§ 45-24-31(15) and 45-24-37(b).

210 *Keeping, breeding domestic livestock other than swine.* Includes accessory uses such as spraying, dipping, shearing, and shoeing.

212 *Horticulture.* Includes growing of vegetables, grain, hay, fruit, turf, trees, flowers, herbs, mushrooms, and ornamental plants.

214 *Indoor horticulture.* Commercial cultivation of plants, including but not limited to vegetables, fruit, flowers, herbs, mushrooms, and ornamental plants in a fully-enclosed structure.
(Ord. dated 1-2-18; Ord. dated 2-18-20)

216 *Commercial cultivating of medical marijuana.* The cultivation and processing of medical marijuana and the production of medical marijuana products inside a facility licensed by the state department of business regulation, for sale or transfer to compassion centers or to other licensed commercial cultivators.
(Ord. dated 2-18-20)

308 *Cemetery.* Does not include historical family burying grounds on private property that were established before 1900.
(Ord. dated 7-20-21)

310 *Municipal or quasi-municipal public safety or other facilities.* Includes police stations, fire stations, community centers, and animal pounds.
(Ord. dated 7-20-21)

320 *Child or adult day care for up to 8 persons.* Includes “day care center” as defined in chapter 18.08. It does not include home day care, which is a residential accessory use. See R.I. Gen. Laws § 45-24-31(17).

326 *Homeless shelter.* A transitional residential facility for more than six unrelated persons or more than three families.

342 *Medical treatment facility less than 15,000 sq. ft. gross floor area.* Includes urgent care centers and clinics.

402 *Indoor recreational facility.* Includes a tennis court, swimming pool, bowling, pinball or electronic game arcade, miniature golf, and a pool or billiards hall.

406 *Outdoor recreational facility.* Includes tennis court, swimming pool, miniature golf, skating rink, driving range, and mechanical rides and amusements.

408 *Golf course.* Includes a clubhouse that may contain a restaurant or a function facility serving alcoholic beverages.

410 *Equestrian academy and equestrian boarding or breeding facility.* Defined in Ch. 18.31; constitutes a principal use whether or not it is located on the same premises as a residence.

414 *Health club.* A commercial or nonprofit indoor facility that may have a swimming pool, exercise equipment, courts for tennis or other racquet sports, studios for yoga or aerobic exercise, and classrooms for non-academic instruction.

420 *Recreational campground.* Includes restaurants, dining facilities, indoor and outdoor recreational facilities, convenience store, all of which are open only to campers and their guests, as accessory uses to the principal campground use.

424 *Seasonal camp.* A recreational or educational facility for children or adults operated between May and October. The facility may include permanent structures for dining and sleeping.

434 *Wildlife refuge.* An area reserved for the protection of wildlife. Wildlife means species of animals occurring naturally, either presently or historically, within the boundaries of the State of Rhode Island, regardless of where the animal originated. See R.I. Code of Regulation § 250-RICR- 40-05-3.6. A fully-enclosed building in which wild animals are rehabilitated is not a wildlife refuge.

435 *Conservation area.* An undeveloped area set aside for preservation of land in its natural state. The use does not include construction of buildings.

444 *Place of worship.* Includes accessory facilities such as classrooms for religious instruction, offices, and meeting rooms.

446 *Private club.* Includes meeting halls or lodges of fraternal or cultural organizations that may be rented for private functions.

460 *Theater or other indoor privately-owned facility open to public.* Does not include businesses such as restaurants or lounges that offer entertainment as an accessory use.

502 *Power generation.* Includes hydroelectric, cogeneration, or other plants or facilities that produce power.

506 *Solar energy system.* A facility that collects energy from the sun and converts it into electrical power as a principal use of a property. This use does not include accessory solar energy systems.

532 *Transportation terminal.* A facility where buses, trucks, or other motor vehicles are parked and where passengers may board or disembark or freight may be loaded or unloaded, with associated offices and warehouses; includes private courier or delivery services, taxi services, and limousine services.

540 *Vehicle leasing.* Vehicles include automobiles, utility trailers, trucks, and recreational vehicles; use includes vehicle storage on site.

557 *Privately-owned recycling facility.* An indoor or enclosed facility where recyclable material is collected, sorted, and prepared for shipment by baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding or cleaning. The facility must be licensed by the department of environmental management. Cleaning with solvents or water is prohibited.

(Ord. dated 7-19-16)

562 *Junkyard.* Includes automobile junkyards where unserviceable or junked automobiles, auto bodies, engines, tires, parts, or accessories of junked automobiles, are stored, and automobile wrecking and salvage yards licensed by the department of business regulation.

602 *Construction trades contractor.* Includes a business office and indoor or outdoor storage of equipment and vehicles for a carpenter, electrician, plumber, stonemason, landscape contractor, excavator, or other contractor who works primary at an off-site location.

604 *Fuel sales and delivery.* Includes dealers in heating oil, propane gas, coal, and wood pellets; fuel storage; and parking for delivery vehicles.

606 *Maintenance services.* Includes a business office and indoor and outdoor storage of equipment and vehicles for contractors who provide maintenance and related services to residential or commercial customers such as janitors, chimney sweeps, gutter cleaners, carpet and floor cleaners, power washers, and exterminators.

622 *Vehicle repair, auto body shop.* Includes repair of automobiles, boats, recreational vehicles, motorcycles, or farm or construction equipment powered by gasoline, electricity, or propane.

624 *Vehicle service station with convenience store.* Provides fuel and limited service for vehicles powered by gasoline, electricity, or propane and includes retail sale of a limited number and variety of snack foods, magazines and newspapers, cigarettes, grocery, and general items.

(Ord. dated 7-19-16)

626 *Vehicle service station with body or automotive repair shop.* Provides fuel and service for vehicles powered by gasoline, electricity, or propane.

(Ord. dated 7-19-16)

642 *Warehouse sales with indoor storage only.* A business that sells a limited range of merchandise to wholesale customers.
(Ord. dated 7-19-16)

644 *Warehouse sales with outdoor storage.* A business that sells a limited range of merchandise to wholesale customers at which stock may be stored outdoors.
(Ord. dated 7-19-16)

702 *Professional offices.* Includes offices of physicians, dentists, counselors, veterinarians, lawyers, accountants, architects, chiropractors, engineers, land surveyors, and real estate sales and management, stockbrokerages, and insurance agencies.

733 *Guest cottages.* Accommodations for tourists operated on a seasonal basis and occupied by the day, week, month, or season.

734 *Health-related services.* Includes physical therapy, occupational therapy, speech therapy, acupuncture, massage therapy, audiology, and optometry.

736 *Personal services.* Include barber shop, beauty shop, day spa, tattoo parlor, body piercing, and tanning parlor.

738 *Retail services.* Include photography studios, travel agencies, private investigators, security services, locksmiths, florists, interior designers, and printers and copiers.

740 *Repair services.* Including repair of shoes, clocks, watches, jewelry, electronics, and upholstery.

754 *Dog boarding or breeding kennel.* A dog boarding kennel is a facility other than a pound or animal shelter where dogs not owned by the proprietor are sheltered, fed, and watered in return for a fee. A dog breeding kennel is a facility where purebred dogs are kept for breeding, stud, and exhibition purposes.

804 *Specialty food store.* Includes butcher, confectioner, and store selling primarily baked goods, produce, or dairy foods.

812 *Pharmacy.* Items sold include prescription pharmaceuticals and health and beauty products, over the counter medicines, and small personal appliances such as razors and hair dryers.

814 *Convenience store.* A store primarily selling snack foods, candy, bottled beverages, coffee, milk, newspapers, magazines, cigarettes, and a limited number of grocery or general items.

816 *General retailer.* Items sold include durable goods such as furniture, household appliances, machinery, and equipment; personal appliances; electronics; apparel and shoes; toys and sporting goods; and household furnishings such as cookware and linens.

820 *Package store.* A retailer holding a Class A alcoholic beverage retail license.

842 *Vehicle sales, service.* Sales of new or used vehicles with vehicle repair as an accessory use.

852 *Flea market; outdoor sales of new or used goods.* Retail sales at a seasonal or temporary outdoor facility.

854 *Artisan studio.* A shop where an artist or artisan makes and sells artwork, jewelry, pottery, glass items, sculpture, and other handcrafted items.

862 *Bar, lounge, tavern.* An establishment holding a Class C alcoholic beverage license. No food is prepared for consumption on the premises.

914 *Commercial printing and binding.* Includes lithography, screen printing on textiles, and printing of books and magazines; does not include copying, digital printing.

(Ord. dated 11-19-13; Ord. dated 7-19-16)

18.16.030 Accessory uses. The following uses are accessory uses to principal uses in the circumstances specified.

A. *Bed and breakfast.* A bed and breakfast, an owner-occupied home that provides lodging and meals to temporary guests for a fee, is permitted in all zoning districts as an accessory use to a single-household structure. Hosting functions such as weddings for a fee or in conjunction with the bed and breakfast use is prohibited.

B. *Boarding house.* Renting of a room for a fee to a boarder in an owner-occupied home is permitted in all zoning districts as an accessory use to a single-household structure. No more than two boarders are permitted in a single-family household. Cooking facilities are not permitted in a room occupied by a boarder.

C. *Child or adult day care for up to 8 persons or for 8 or more persons.* A day care center is permitted as an accessory use to a business or industrial facility.

D. *Domestic livestock.* The keeping and/or breeding of domestic livestock as an accessory to a residential use in compliance with chapters 18.30 and 6.18 of this Code is permitted in all zoning districts.

E. *Dog boarding or breeding kennel.* A dog boarding or breeding kennel (use code 754) with five (5) or fewer dogs is allowed as an accessory use to a single-family residence by special use permit in all zoning districts. The minimum lot size is three (3) acres.

F. *Drive-through window.* One or more drive-through window as an accessory use to a bank or financial institution (use code 704), dry cleaner (use codes 764 and 765), pharmacy (use code 812), or eating place with no service of alcoholic beverages (use code 866) is allowed by special use permit only in zoning districts where the principal use is a permitted use and not a conditionally permitted (special permit) use, and only on a lot that complies with the minimum requirements for lot area, lot width, and lot frontage for the zoning district. An

advisory development plan review by the planning board is required for every application for a special use permit for a drive-through window.

G. Farm stand. A farm stand is a retail outlet accessory to a principal horticultural use located on the same lot as the horticultural use or on an adjacent lot at which products not produced on the premises may be sold. Buildings, outside sales areas, and driveways and parking areas shall not occupy a total of more than ten thousand (10,000) square feet.
(Ord. dated 7-19-16)

H. Family cemetery. A cemetery with a maximum area of 10,000 square feet is allowed by special use permit as an accessory use to a single-family or two-family dwelling. An easement must be provided for access to the cemetery from the nearest street.

I. Family day care. Family day care is supervision of no more than eight persons, no more than two of whom are residents of the home. It is permitted in all zoning districts as an accessory to a residential use.

J. Helipad. A helicopter landing pad is allowed as an accessory use to a hospital.

K. Horticulture. Horticulture (use code 212) is permitted as an accessory to a residential use in all zoning districts.

L. Small wind energy system. Prohibited.

M. Individual solar energy system. Solar panels or other solar energy conversion hardware used to convert sunlight into thermal or electric energy is permitted as an accessory to any single residential, commercial, institutional, or industrial use or building to provide energy to that use or building. An off-grid system or an interconnected solar energy system that produces 125% or less of the average annual electric energy utilized by the primary use is accessory to that use.

N. Solar energy system on a commercial farm. A system of solar panels or other solar energy conversion hardware used to convert sunlight into thermal or electric energy is permitted as an accessory to an agricultural operation that occupies ten (10) or more contiguous acres, is owned or operated by an individual or business entity with a state farm tax number, and has earned \$2,500 in gross income on agricultural products in each of the preceding two years, provided that all of the following requirements are met:

1. All of the energy produced by the system is sold to a public utility.
2. The system, including fencing or vegetative screening, occupies no more than 50,000 square feet.
3. No prime agricultural soil is removed for construction of the system;
4. The system receives development plan approval. As a condition of development plan approval, the planning board may require the system to be partially or totally concealed from view by a deer-resistant vegetative buffer or a solid fence at least as high as the top of the solar panels.

(Ord. dated 7-19-16; Ord. dated 10-15-19)

O. Private community center or clubhouse. A private community center or clubhouse is a facility owned by residents of a land development project at which access is limited to residents and guests. It may include indoor or outdoor recreational facilities. It is permitted as an accessory use to a residential subdivision or a land development project with residential dwelling units.

P. Privately-owned sewage treatment facility. A privately-owned sewage treatment facility is permitted as an accessory to a permitted use or a special permit use.

Q. Home produce stand. A home produce stand is a stand no larger than three feet high, five feet wide, and eighteen inches deep from which garden produce, fruit, flowers, eggs, or honey grown or produced on the premises may be sold. A home produce stand is permitted as an accessory use to a single-family residence.
(Ord. dated 6-16-15)

R. See Chapter 18.47 for accessory uses permitted on certain farms.
(Ord. dated 7-19-16)

(Ord. dated 11-19-13; Ord. dated 6-16-15; Ord. dated 7-19-16)

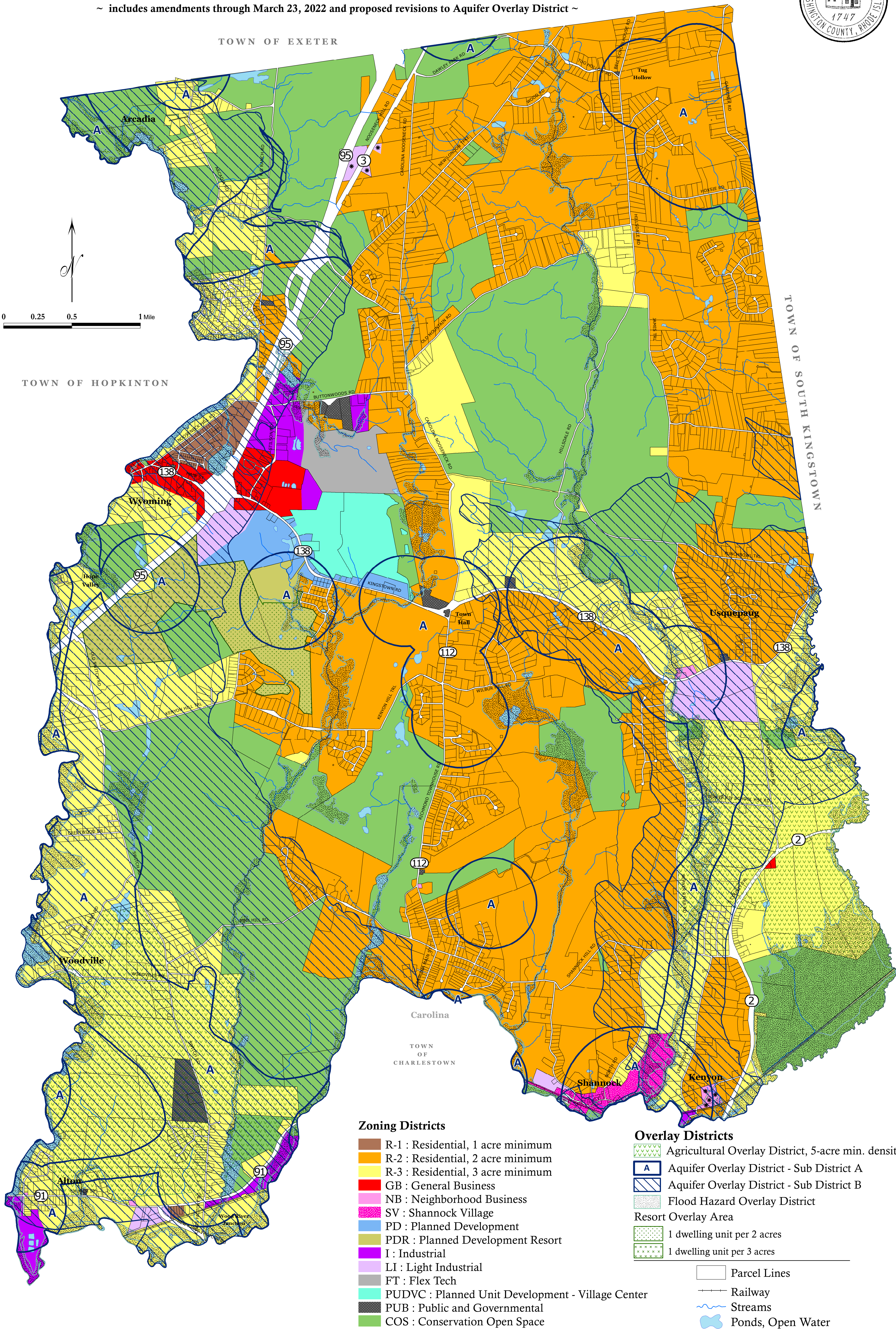
REFERENCES

R.I. Gen. Laws § 45-24-33(a)(24).

These amendments shall take effect upon passage.

TOWN OF RICHMOND, RI ZONING MAP

~ includes amendments through March 23, 2022 and proposed revisions to Aquifer Overlay District ~



Zoning Districts

- R-1 : Residential, 1 acre minimum
- R-2 : Residential, 2 acre minimum
- R-3 : Residential, 3 acre minimum
- GB : General Business
- NB : Neighborhood Business
- SV : Shannock Village
- PD : Planned Development
- PDR : Planned Development Resort
- I : Industrial
- LI : Light Industrial
- FT : Flex Tech
- PUDVC : Planned Unit Development - Village Center
- PUB : Public and Governmental
- COS : Conservation Open Space

Overlay Districts

- Agricultural Overlay District, 5-acre min. density
- Aquifer Overlay District - Sub District A
- Aquifer Overlay District - Sub District B
- Flood Hazard Overlay District
- Resort Overlay Area
 - 1 dwelling unit per 2 acres
 - 1 dwelling unit per 3 acres

- Parcel Lines
- Railway
- Streams
- Ponds, Open Water

Disclaimer: This map is not the product of a Professional Land Survey. It was created by Mapping and Planning Services for general reference, informational, planning or guidance use, and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this map may require the assistance of appropriate professional services. Mapping and Planning Services makes no warranty, express or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.

Zoning Amendments: August 12, 2014 (Shannock Village, Aquifer Overlay District, Light Industrial & General Business), September 20, 2016 (Planned Development Resort District and Resort Density overlay areas), March 17, 2020 (Flood Hazard Overlay District), January 19, 2021 (Neighborhood Business), July 20, 2021 (Public and Governmental, and Conservation Open Space), March 1, 2022 (Light Industrial) and March 23, 2022 (Light Industrial).
Data Sources: (c) 2022 Town of Richmond GIS, FEMA DFIRM data (2020) courtesy of RIGIS and Richmond Parcel lines as of December 31, 2020.

Note: * denotes use / dimensional restriction (see Ch. 18.61 of Zoning Ordinance)
AP: 2C/4, 2C/16-1; March 23, 2022
AP: 2C/17; March 1, 2022
AP: 10E/40, 10E/43, 10E/44-1, 10E/44-2; January 19, 2021