



Town of Richmond, Rhode Island

5 Richmond Townhouse Road, Wyoming, RI 02898

www.richmondri.com

Date: October 25, 2022
To: Planning Board
From: Shaun Lacey, AICP, Town Planner

STAFF REPORT

Agenda Item C3: Discussion of amendments to the Town of Richmond Zoning Map as related to map revisions through March 23, 2022 and proposed revisions to the Aquifer Overlay District (Sub-District A and Sub-District B) as referenced in a new draft Chapter 18.21 of the Zoning Ordinance

Recommended Action

Recommend that the Town Council adopt the amendments to the Town of Richmond Zoning Map 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 amendments to Town of Richmond Zoning Map 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 (attached to Item C1 of the agenda)
2. Draft amendments to Chapter 18.16 Use Regulations dated September 28, 2022 (attached to Item C1 of the agenda)
3. Draft revisions to the Zoning Map dated June, 2022 (attached to Item C1 of the agenda)