

**AN ORDINANCE AMENDING THE SMITHFIELD ZONING ORDINANCE, ARTICLE 9 ENTITLED, "SPECIAL DISTRICTS" SECTION 3 ENTITLED, "PUTNAM PIKE/ESMOND STREET PLANNED DEVELOPMENT DISTRICT**

**THE TOWN OF SMITHFIELD HEREBY ORDAINS:**

**Section 1. Article 9. Special Districts Section 3. Putnam Pike/Esmond Street Planned Development District is hereby repealed and replaced in its entirety as follows:**

**9.3. PUTNAM PIKE/ESMOND STREET PLANNED DEVELOPMENT DISTRICT**

The Property located at 355 Putnam Pike and Esmond Street more particularly described as Assessor's Plat 29/Lot 66A, Assessor's Plat 30 Lots 20, 29, 30, 30A and 31A, and Assessor's Plat 35/Lots 13 and 21 shall be zoned as a special overlay district for Planned Development (PD) called Putnam Pike/Esmond Street Planned Development District, subject to the following limitations, conditions, and restrictions:

1. Uses allowed.

In addition to uses permitted in the Planning Development (PD) zoning district, the following uses shall be permitted as of right on the subject property:

- a) Single family, two family or multi-family uses provides that no more than one hundred (100) residential dwelling units are allowed, which may be in the form of apartment buildings, duplexes, triplexes, townhomes, single family detached or attached units and/or condominiums:
- b) Medical and health services hospital (not animal hospital) ("MHS") to include in-patient medical and surgical services and care along with any or all of the following: medical diagnostic services, including but not limited to x-rays, MRI and similar testing mechanisms, medical office, research laboratory or educational facility, and any use accessory thereto, center for occupational and physical therapy, physical fitness, clinic for medical or surgical treatment, whether on an inpatient or outpatient basis and pharmacy.

2. Residential development standards and requirements.

- a) The residential development shall be exempt from § 5.10 of the Zoning Ordinance.
- b) 20% of the residential units shall be age-restricted as 55 or older.
- c) The age-restricted units shall not be required to be integrated throughout the development and similar in size or scale as other types of housing due to the statutory and regulatory requirements for the construction of such units.
- d) No portion of an impact fee related to schools shall be charged to any age-restricted units.
- e) The dimensional standards in Table 1 below shall apply.

f) Multi-family buildings may contain a maximum of 50 units.

3. MSHH requirements.

- a. The dimensional standards in Table 1 below shall apply to the MSHH facilities.
- b. Parking may be allowed in any side or front yard abutting a public right of way.
- c. Circulation shall be designed for both vehicle and pedestrian use. Pedestrian access from the street and the parking lot to the main door of the facility shall be designed to avoid conflict with vehicular traffic and to easily accommodate access for the disabled and elderly. Pedestrian paths shall be clearly delineated with pavement materials and/or markings and signage, and shall be located to create the shortest possible, safe path between parking lots and passenger loading areas to the primary entrance.

4. Dimensional standards. The following dimensional standards apply:

Table 1. Dimensional standards

	<u>Residential use</u>	<u>MSHH</u>
<b>Minimum Lot area (in square feet)</b>	n/a	n/a
<b>Minimum Frontage and Lot width (in feet)</b>	n/a	n/a
<b>Minimum front yard (in feet)</b>	25 ft	25 ft
<b>Minimum side yard (in feet)</b>	10 ft	10 ft
<b>Minimum rear yard (in feet)</b>	25 ft	50 ft
<b>Maximum Lot coverage<sup>1</sup></b>	25%	25%
<b>Maximum Impervious surface<sup>2</sup></b>	n/a	90%
<b>Maximum floor area ratio</b>	n/a	n/a
<b>Maximum Height</b>	4 stories	75 ft
<b>Minimum Parking</b>	2 per dwelling unit	1 space per 250 sq. ft.
<b>Building size (maximum)</b>	n/a	98,000 sq. ft.

5. General provisions.

The development of the property shall conform to the following limitations and conditions:

- a) More than one building may be allowed on a lot. Building separation shall comply with all applicable building and fire codes.
- b) More than one use may be allowed in a building.

<sup>1</sup> Lot coverage includes structures only.

<sup>2</sup> Impervious surface includes structures, pavement, sidewalks, and other impervious surfaces.

- c) Individual parcels within the property may be subdivided with 0' interior building setbacks as long as required access and parking requirements are met.
- d) All roadways, drives, and parking areas on the Property must be privately-owned and maintained by the property owner.
- e) The following provisions of Zoning Ordinance Section 5.7.1 shall not apply to the development of the subject property: Sections 5.7.1.B, C, D, E, F, G, H, I J, K, M, T, R, U, and V
- f) Section 5.5 shall not apply (provided that the separation between the buildings must meet all applicable building and fire codes).
- g) Section 5.3.1(A)(3) shall not apply.
- h) Section 5.3.3(C) shall not apply.
- i) The Property may have up to three egress points which may be for entrance and/or exit. Any off-site traffic improvements on local or public Town roadways deemed necessary by the Planning Board shall be consistent with final proposed plans by the Rhode Island Department of Transportation (RIDOT). Written RIDOT approval shall be required at final plan, with the full permit due prior to the issuance of a building permit.
- j) The property owners must obtain a revised final plan approval for a major land development before the Planning Board, which shall include a public hearing, consistent with state law, prior to recording and the issuance of a building permit.
- k) The property owners shall submit an updated full traffic study to the Planning Board for consideration at the revised final plan stage of review.
- l) The property owners shall construct any improvements to the intersection of Rt. 44 and Esmond Street in compliance with RIDOT approval and the physical alteration permit issued for the development.
- m) The property owners must submit their required RIDEM approvals with the revised final plan submission.
- n) Should blasting be required, a blasting plan, which is to include a pre-blast survey of abutting properties and appropriate bonding, must be approved in advance of any blasting by the Town Engineer and the State Fire Marshal.

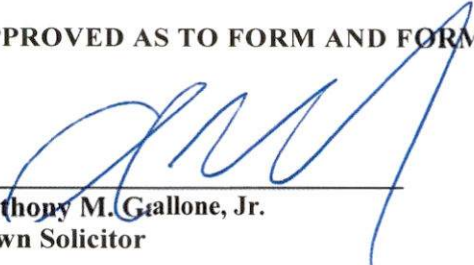
6. Landscaping. The following landscaping provisions apply to development within this overlay district in lieu of any other provisions of the zoning ordinance related to landscaping:

- a) The Smithfield Environmental Affairs Officer (Town Engineer) shall review all landscape plans submitted pursuant to this section and provide TRC comments to the Planning Board at the time of the amended final plan.

- b) General screening.
    - i. Disturbed areas, buildings, and parking facilities immediately adjacent to existing residential uses shall be screened.
    - ii. The development shall maintain at least a 50-foot screen between the development and Esmond Street.
    - iii. Where screening is required, the Planning Board shall review to ensure that the screening is appropriate. Screening shall be evaluated by height, material quality and opaqueness. Required screening shall be at least 50% opaque throughout the year. Required screening shall be satisfied by one or some combination of:
      - A. Decorative fence not less than 50% opaque behind a continuous landscaped area.
      - B. Masonry wall.
      - C. Hedge.
  - c) Street Trees—In any residential component of the development, a minimum of one deciduous canopy tree per 40 feet of street frontage, or fraction thereof, shall be required. Trees can be clustered and do not need to be evenly spaced.
  - d) Parking area interior landscaping—The corners of parking lots, “islands” and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation can include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking. In large parking lots containing more than 100 spaces, an additional landscaped area of at least 360 square feet shall be provided for each 25 spaces or fraction thereof, containing at least one canopy tree. The remainder shall be covered with turf grass, native grasses or other perennial flowering plants, vines, or shrubs.
  - e) Reuse areas. All outdoor refuse storage, collection and recycling areas shall be enclosed and solidly screened by wood or fence enclosures or by brick walls, with a minimum height of six feet and shall extend on three sides of such an area, with a gate or door on the fourth side. Such a brick wall, if used, shall be capped at the top. A landscaped planting strip a minimum of three feet in width shall be planted on three sides of such area if such area is visible from abutting property or streets.
  - f) Retaining walls, masonry walls, and ornamental walls shall not be subject to the setback requirements of the Zoning Ordinance.
  - g) Landscaping and landscape amenities shall be installed as buildings, roadways and parking lots are built.
7. The buffers set forth in this ordinance and as defined by RIGL Section 2-1-20, as amended, shall apply in lieu of the buffers set forth in Zoning Ordinance Section 5.3.4.
8. Unless specifically modified or addressed by this Ordinance, all applicable Town ordinances and the Town Subdivision Regulations shall apply to the subject property and the subject development plan.

Section 2. This Ordinance Amendment shall take upon passage by the Smithfield Town Council.

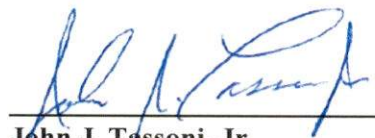
**APPROVED AS TO FORM AND FORMALITY:**



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**Anthony M. Gallone, Jr.**  
**Town Solicitor**

**Adopted:** September 2, 2025



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**John J. Tassoni, Jr.**  
**Town Council President**



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**Lyn M. Antonuccio**  
**Town Clerk**

