

# TOWN OF SMITHFIELD, RHODE ISLAND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Smithfield Town Council will hold a Public Hearing at the Smithfield Town Hall, 64 Farnum Pike, Smithfield, RI on **Tuesday, April 7, 2026 at 7:00 PM.** to consider and act upon proposed **zoning ordinance text amendments** to the Smithfield Zoning Ordinance.

The purposed amendments apply to properties located within the **Economic Growth Overlay District (EGOD)** and are proposed in connection with a Major Land Development application affecting property identified as **Assessor's Plat 46 / Lots 89, 89A, and 394**, owned by Windham Associates, LLC. The amendments are proposed in accordance with the provisions of **R.I. Gen. Laws §§ 45-24-51 and 45-24-53**.

The proposed amendment involves changes to hotel use standards applicable to properties zoned **Planned Corporate (PC)** where the **Economic Growth Overlay District (EGOD)** applies, as set forth in **Article 9 – Special Districts, Section 9.4.8, Permitted Uses, Table 3** of the Smithfield Zoning Ordinance.

The proposed amendment would make the following changes, as they relate solely to Section 9.4.8:

1. Increase the number of hotel rooms permitted by right from fewer than one hundred (100) Rooms to fewer than one hundred fifty (150) rooms, while continuing to prohibit hotels exceeding that threshold; and
2. Modify the EGOD hotel use standard to reflect a revised room-count threshold applicable to all properties within the district.

At the Town Council Hearing opportunity will be given to all interested persons to be heard upon the proposed amendment. The proposed amendment may be altered or amended prior to the close of the Public Hearing, without further advertising, as a result of further study or because of the views expressed at the Public Hearing; provided that any such alteration or amendment remains within the scope of the amendment as advertised and is presented for comment during the Hearing.

A complete copy of the proposed amendment is available for inspection or copying at the Smithfield Planning Office, Town Hall, 64 Farnum Pike, Smithfield, Rhode Island during regular business hours (8:30 AM – 4:30 PM on Monday, Wednesday, & Thursday, 8:30 AM – 6:00 PM on Tuesday, & 8:30 – 12:00 on Friday). Interested persons requiring special accommodations or assistance are requested to notify the Town Manager's Office (401-233-1010) at least 48 hours in advance of the Hearing.

BY ORDER OF THE TOWN COUNCIL.  
John J. Tassoni Jr., Town Council President

Please publish as a display ad in the **March 19th, March 26th, & April 2nd, 2026** editions of The Valley Breeze/Observer using type size at least as large as the normal type size used in news articles.

**AN ORDINANCE AMENDING THE SMITHFIELD ZONING ORDINANCE,**

**ARTICLE 9 – SPECIAL DISTRICTS  
SECTION 9.4.8, TABLE 3 – EGO LAND USES  
RELATING TO HOTELS WITHIN THE  
ECONOMIC GROWTH OVERLAY DISTRICT (EGOD)**

**Summary Explanation**

This ordinance amends the Smithfield Zoning Ordinance to modify hotel use standards within the Economic Growth Overlay District (EGOD). The amendment is proposed in conjunction with a pending major land development application involving property located at 235 George Washington Highway and is intended to clarify and adjust the maximum hotel room threshold permitted by right within the EGOD.

The ordinance amends Article 9, Section 9.4.8, Table 3 – EGO Land Uses to increase the number of hotel rooms permitted by right from fewer than one hundred (100) rooms to fewer than one hundred fifty (150) rooms, while continuing to prohibit hotels exceeding that threshold. The amendment is intended to better align the EGOD hotel standards with contemporary hotel development patterns and to provide additional flexibility for projects that are otherwise consistent with the purpose and intent of the Planned Corporate (PC) zoning district and the Economic Growth Overlay District.

While this amendment accompanies a specific development application, it is adopted as a generally applicable zoning regulation and is not limited to, nor does it approve, any particular project. Any proposed development within the EGOD remains subject to all applicable zoning, subdivision, land development, and design standards, as well as required Planning Board review and approval.

**THE TOWN OF SMITHFIELD HEREBY ORDAINS:**

**Section 1. Amendment to Article 9 – Special Districts, Section 9.4.8, “Permitted Uses.”**

Article 9, “Special Districts,” Section 9.4.8, “Permitted Uses,” Table 3 – EGO Land Uses, of the Smithfield Zoning Ordinance is hereby amended as follows (Additions shown in underline with blue font; deletions shown in strikethrough). All other provisions of Article 9, Section 9.4.8, including permitted uses, prohibited uses, dimensional standards, design standards, and procedural requirements, shall remain in full force and effect:

**TABLE 3 – EGO LAND USES**

<b><u>LAND USE CATEGORY</u></b>	<b><u>BY-RIGHT (P)</u></b>	<b><u>PROHIBITED (N)</u></b>
<b><u>HOTEL</u></b>	<del>&lt;100 rooms – P</del>	<del>&gt;100 rooms – N</del>
<b><u>HOTEL</u></b>	<u>&lt;150 rooms – P</u>	<u>&gt;150 rooms – N</u>

**Section 3. Effective date.**

**This Ordinance shall take effect 30 days after passage by the Town Council and adoption in accordance with the provisions of the Smithfield Town Charter and the Rhode Island Zoning Enabling Act, R.I. Gen. Laws § 45-24-51 et seq.**

**Adopted by the Smithfield Town Council on \_\_\_\_\_, 2026.**

**Attest: \_\_\_\_\_  
Town Clerk**

**Attest: \_\_\_\_\_  
Council President**

**Attest: \_\_\_\_\_  
Town Solicitor**