

**PUBLIC NOTICE  
TOWN OF HOPKINTON**

Notice is hereby given that the Town Council of the Town of Hopkinton will conduct a public hearing on \_\_\_\_\_ at 7:00 p.m. at the Hopkinton Town Hall, One Town House Road, Hopkinton, Rhode Island on the following proposed amendment to the Code of Ordinances, Zoning. Opportunity shall be given to all persons interested to be heard upon the matter of the proposed ordinance. The following proposed amendments are under consideration and may be adopted and/or 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. Any alteration or amendment must be presented for comment in the course of the public hearing. The proposed amendments are available for review and/or purchase at the Town Clerk's Office between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding Holidays.

Note: Words set as ~~strikeover~~ are to be **deleted** from the ordinance; words set in **bold** are to be **added** to the ordinance.

**ORDINANCE NO. \_\_\_\_\_  
AN ORDINANCE AMENDING  
THE HOPKINTON CODE OF ORDINANCES, ZONING**

The Town Council of the Town of Hopkinton hereby ordains:

**Section 1.** The Hopkinton Zoning Ordinance, adopted on December 19, 1994, which is a part of the Town of Hopkinton Code of Ordinances, Appendix A, Chapter 134, as the same may have been heretofore amended, is hereby amended as follows:

Section 2. Definitions

**(5.1) *Accessory structure.* A building customarily incidental and subordinate to the principal use of the land.**

**(5.2) *Ancillary commercial.* Ancillary commercial/retail use and/or structure with 13,000 square feet gross floor area or less devoted to any one actual commercial/retail use and generally within walking distance of employment centers, hotel/conference centers, or residential areas.**

**(14.1) *Buildable land.* Land that may be used to erect a structure or structures and which excludes the following features and/or characteristics:**

- Fresh water wetlands and the associated perimeter setback/buffer area within fifty feet of the edge of any bog, marsh, swamp or pond; or any applicable 100-foot or 200-foot riverbank perimeter setback/buffer, as defined by Rhode Island General Laws Section 2-1-20, as amended;
- Areas within a High Flood Danger zone, as defined by Section 33 of the Hopkinton Code of Ordinances, Appendix A, Zoning, as amended;
- Land within any publicly or privately held easement on which above-ground utilities, including, but not limited to, electrical transmission lines are constructed; and,
- Land with slopes in excess of fifteen percent.

(8) **Buffer/Buffer Zone.** Land which is maintained in either a natural or landscaped state, and which is used to screen and/or mitigate the impacts of development on surrounding areas, properties or rights-of-way. **Grading or clearing is prohibited in buffer zones, except for approved and/or authorized driveway or roadway access. Buffer zone boundaries shall be demarcated by granite bounds or other permanent markers and be set forth as a conservation restriction contained in the deed of the subject property. The buffer conservation restriction shall run with the land and survive in perpetuity. Buildable land area in the buffer zone may be used to determine density of development for the entire parcel.**

(11.1) **Buildings, multiple on one lot.** More than one principal building/structure on a lot with similar uses, mixed uses, or accessory uses, individually or in combination.

(31.1) **Highway commercial.** Highway commercial development including stand-alone retail development or multiple tenant retail development with anchor stores with buildings of more than 13,000 square feet of gross floor area.

(34.1) **Impact statement.** A report outlining the impacts, internal and external, to the project site of a proposed development on categories set forth by the reviewing authority deemed necessary and reasonable to determine appropriate project impacts and mitigation.

**(57.1) *Single-use residential use.*** Single household attached or detached housing and multi-household housing including traditional 2 to 4 unit buildings, which look like single-family houses, townhouses, row houses, or apartments. Single-use residential use may not be combined with any use other principal use.

**(63.1) *Transportation Demand Management.*** Techniques to encourage the use of alternatives to the single-occupant vehicle such as carpools, vanpools, transit, bikes and walking. Additional strategies include alternative work hour programs (flex-time, compressed work week and telecommuting) and parking management tactics (preferential parking for carpools).

**(66) *Village center.*** Area within 500 feet of the village landmark in the Village Mixed Use Zone.

**(66.1) *Village Band 1.*** Area from 500 to 1,250 feet of the village landmark in the Village Mixed Use Zone.

**(66.2) *Village Band 2.*** Area within the Village Mixed Use Zone beyond 1,250 feet from the village landmark.

**(66.3) *Village landmark.*** An identifiable landmark, such as a statue or village crossroads, located at the center or heart of a development, used as the point from which to measure distances for decreasing density of development emanating therefrom.

Section 4. Division into districts.

(Insert at end of Section 4)

A special development area entitled the “Exit 1 Development Area” is created to provide mixed-use development regulations on an 800-acre area adjacent to the Connecticut line at the I-95 Exit 1 interchange. The Hopkinton Official Zoning Ordinance Map is revised to establish the Exit 1 Development Area as set forth in the Exit 1 Development Area Zoning Ordinance District Map, which is incorporated herein by reference. The several existing zoning districts within the geographic boundaries of the Exit 1 Development Area Zoning Ordinance District Map are hereby deleted in their entirety and are replaced by the several

zoning districts set forth the Exit 1 Development Area Zoning Ordinance District Map, which said map establishes the Exit 1 Development Area. The Exit 1 Development Area is intended to accomplish the following objectives:

- Encourage economic development with increased employment opportunities;
- Preserve natural resources and views along I-95 as a distinct welcome to the State of Rhode Island through designation of buffer zones and facilitated by incentive zoning;
- Assure that sufficient setbacks are provided for any future interstate widening;
- Preserve the views and character of Route 3 south of I-95 and along Maxson Hill Road through designation of buffer zones, facilitated by incentive zoning;
- Enable a range of mixed uses in the same building, within multiple buildings on the same parcel, and in adjacent buildings on separate parcels, utilizing performance and incentive zoning to protect health, safety and welfare;
- Provide a range of housing types to meet the needs of residents at all life stages;
- Enable attractive density of development by creating a public or private water district and by requiring innovative and advanced Onsite wastewater Treatment Systems (OWTS) such as distributive wastewater treatment;
- Encourage multimodal transportation opportunities with sidewalks, greenway trails, and bicycle facilities;
- Include transportation demand management techniques to reduce parking demand and associated traffic volumes;
- Encourage bicycling as a seasonal means of transportation;
- Provide attractive landscaping and encourage low impact design; and,
- Improve structure designs by providing architectural standards and greater flexibility for locating uses while remaining sensitive to environmental features and impacts.

Four districts are created within the Exit 1 Development Area. Districts are designated as the Technology Campus Zone, the Office Mixed Use Zone, the Village Mixed Use Zone and the Residential/Conservation Zone. The geographic boundaries, use regulations,

**dimensional regulations and development application review process for the Exit 1 Development Area are set forth at Section 5 of this ordinance.**

Section 5. District use regulations.

(The District Use Table is deleted in its entirety and is replaced by the District Use Table set forth herein).

**INSERT USE TABLE HERE**

**Section 5.1 Supplemental Regulations, Exit 1 Development Area; Establishment.**

**All development within the Exit 1 Development Area is hereby classified as a land development project pursuant to R.I.G.L. 45-24-31(37) and 45-24-47, as amended, and which projects shall be reviewed by the Planning Board pursuant to the requirements for land development projects as set forth in the Hopkinton Land Development and Subdivision Regulations. The Planning Board is hereby authorized to adopt amendments to the Hopkinton Land Development and Subdivision Regulations to establish use, dimensional and intensity regulations for all zoning districts established within the Exit 1 Development Area for the regulation of such land development projects. The Planning Board is hereby authorized to adopt and amend from time to time and pursuant to the requirements for the adoption and/or amendment procedures of the Hopkinton Land Development and Subdivision Regulations provisions for the regulation of land development projects within the Exit 1 Development Area and to adopt a supplemental document entitled Exit 1 Development Area Development Guidelines to assist and guide prospective applicants in the use and regulatory process involved in the Exit 1 Development Area.**

**Section 2.** The Town Clerk is hereby authorized to cause said changes to be made to the zoning ordinance text and map of the Town of Hopkinton.

**Section 3.** This Ordinance shall take effect upon its passage.

Duly adopted by the Town Council at their meeting on the \_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST: \_\_\_\_\_  
Town Clerk

Advertised in the Westerly Sun on the \_\_\_\_ day of \_\_\_\_\_, 2007.

DRAFT