

PUBLIC NOTICE: INVITATION OF COMMENTS

Pursuant to *Section 45-22.2-9(c)(2) of the General Laws of Rhode Island*, the Division of Statewide Planning hereby invites comments from the public, regional and state agencies, contiguous municipalities, and other interested parties regarding the local comprehensive plan document listed below.

Glocester – Designation of Growth Centers in Town ID#: GLO-A1-25

Posted January 23, 2025

The purpose of the amendment is to create a Commercial Growth Center along Route 44 in Glocester, and a Mixed-Use Growth Center along Route 102 as shown in the attached Amendment materials on Map 16 “Growth Center”. The Amendment is currently under review by the State to ensure “consistency with the goals and intent established in the [Comprehensive Planning Act] and in the State Guide Plan.” The comment period shall extend for thirty days from the posted date. All comments should reference the **document title and identifier number**, and should be submitted to:

Josh O’Neill, AICP Supervising Planner
Division of Statewide Planning
235 Promenade St., Suite 230
Providence, RI 02908

Voice: (401) 222-4849
Fax: (401) 222-2083
Email: Joshua.Oneill@doa.ri.gov

LAND USE

The Land Use Plan is the cornerstone of the comprehensive plan and connects all other elements of the plan. It provides an overview of how the Town plans to protect, develop, use and manage its finite land resources. As defined by the State Planning Council's Guidance Handbook #13, Planning for Land Use, planning for land use implies creating a balance of uses that is appropriate for achieving the community's goals and is reflective of the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private serves and facilities. Land use planning must also be consistent with available resources and the need to protect public health, safety and welfare.¹

The land use plan is an opportunity to look at the existing land uses in Town, assess the future development capacity based on the existing zoning and create a future land use map based on these findings. The Town must then address any inconsistencies between the existing zoning districts and not only the Town's future land use map but for neighboring municipalities as well.

Existing Conditions

Prior to 1965 when Glocester adopted its first zoning ordinance, land use, intensity and location were primarily determined by matters of commerce and personal choice. Villages grew near areas of manufacturing activity and/or transportation systems. Farms were scattered throughout the remainder of the community. Most of the land remained fallow or unimproved due to its physical limitations for farming or community development. High water tables, wetlands, slope and stoniness were the dominating features characteristic of Glocester's land that constrained and directed development activities.

The first zoning effort sought to establish a logical assembly and order of land uses. Due to the low-intensity development and rural nature of the Town's historical development, the land area was zoned for low-density residential use with a small allowance for commerce uses around the village centers. Several evolutionary amendments were made to this original zoning ordinance, however, the historical pattern of low density and agricultural development has been carried forward into the current zoning ordinance. The table below outlines the current land uses in Glocester. Refer also to Map 1 – Existing Land Use.

¹ Guidance Handbook Number #13, Planning for Land Use, RI Comprehensive Planning Standards, January 2016.

Table 7 – Existing Land Use, 2017

Land Use	Acres	% of Area
Active Recreation	170.32	0.47%
Cemeteries	88.43	0.24%
Commercial	439.64	1.21%
Industrial	540.98	1.48%
Institutional	1,211.63	3.32%
Mixed Use	355.96	0.98%
Protected Open Space	5,516.12	15.13%
Residential < 1 acre*	765.28	2.10%
Residential 1-2 acres*	728.92	2.00%
Residential >2 acres*	15,594.91	42.76%
Right-of-way	473.82	1.30%
Undeveloped	8,882.57	24.36%
Water	1,700.50	4.66%
Total	36,469.10	100.00%

Source: Town of Gloucester GIS, 2018. * Includes agricultural uses.

Existing Zoning

Table 8 - Existing Zoning Districts

Zoning District	Use	Description
A-4	Agricultural – Residential	This district is intended for agricultural use and low-density single family dwellings, detached structures, located on lots containing a minimum lot area of 4 acres.
A-3	Agricultural – Residential	This district is intended for agricultural use and low-density single family dwellings, detached structures, located on lots containing a minimum lot area of 3 acres.
R-2	Residential	This district is intended for single family dwellings, detached structures, located on lots containing a minimum lot area of 2 acres.
B-1	Neighborhood Commercial	This district is intended for commercial uses that primarily serve local neighborhood market needs for convenience retail, services and professional office establishments.
B-2	Highway Commercial	This district is intended for commercial uses that serve Town-wide or regional market needs for

		retail, services and professional office establishments.
I	Industrial	This district is intended to provide for general manufacturing and industrial uses.

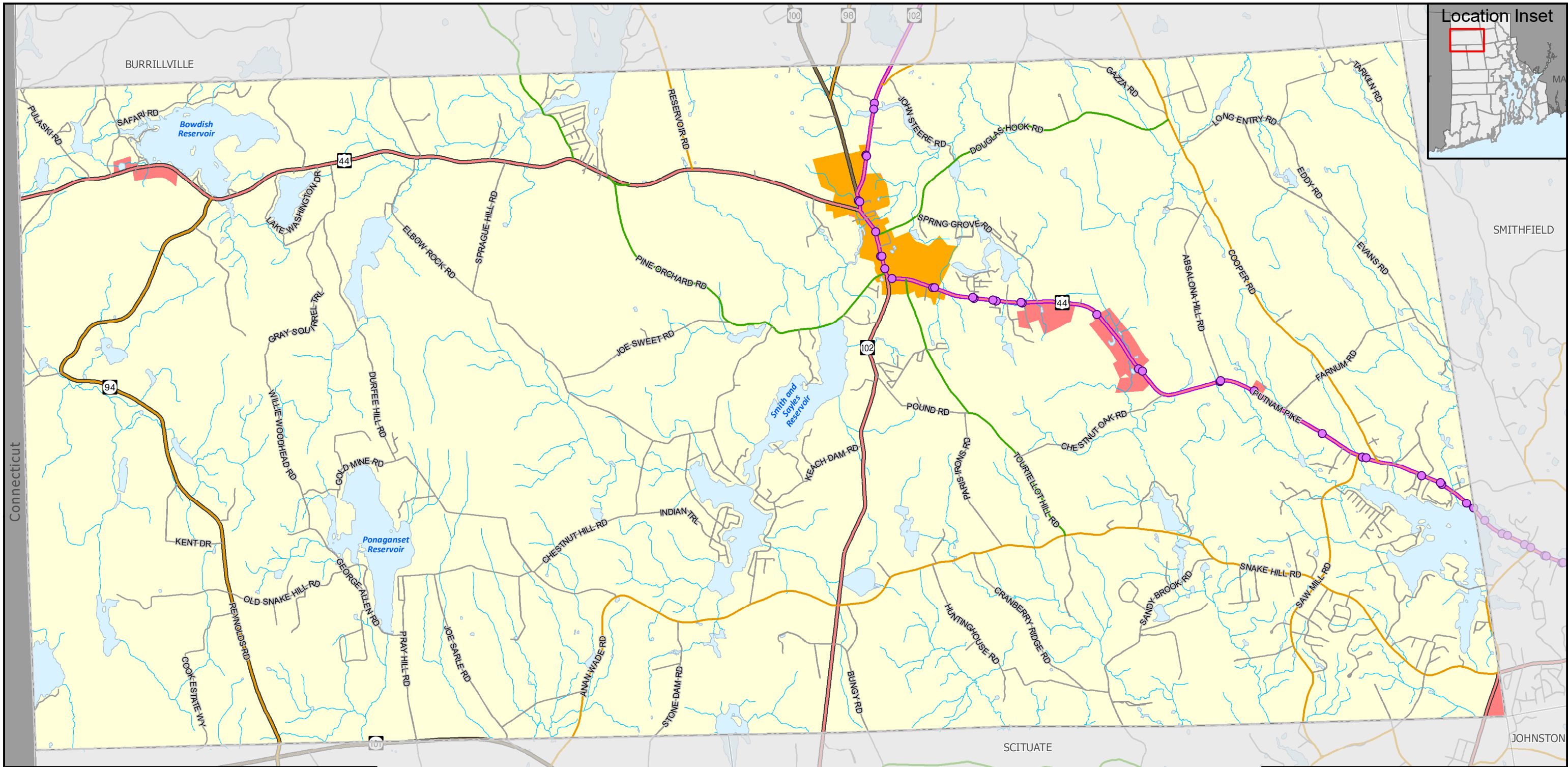
Source: Gloucester Zoning Ordinance, 2018.

In addition, the Town has several overlay, floating, or special-purpose designations that are superimposed on existing zoning district(s) or portion(s) thereof, providing specific requirements and standards, in addition to or in place of the otherwise applicable and/or existing regulations. Refer also to Map 2 – Existing Zoning. These districts exist as follows:

- Historic District - This district is structured in accordance with Title 45, Chapter 24.1, of the Rhode Island General Laws, as amended, to preserve districts and specific buildings of the Town of Gloucester which reflects elements of its cultural, social, economic, political, and architectural history, to stabilize and improve property values in the historic districts, to preserve specific buildings, to foster civic beauty, to strengthen the local economy and to promote the use of such districts and specific buildings for the education, pleasure and welfare of the residents of the Town of Gloucester.
- Flood Hazard Area - This district is established to govern the development and use of land subject to flood hazards, as defined as wholly or partly within Zone A and Zones A1-A30 as identified on the Flood Insurance Rate Map as part of the Flood Insurance Study, which also includes the Flood Boundary and Floodway Map, compiled by the Federal Emergency Management Agency.
- Planned District - This district is intended to encourage and provide a means for effectuating desirable residential, industrial and commercial development, and conservation in the Town of Gloucester. It permits variations in siting mixed land uses and/or varied dwelling types; to preserve open space for community facilities and aesthetic considerations; and to provide more efficient and economical services and facilities to the residents of the area.
- Village Overlay District - This district is intended to provide flexibility for housing, new business and business expansion with the need for minimal variances or special use permits. The Village Overlay District unifies under one district the current zoning in the existing commercial, agricultural and residential districts and provides for revitalization of the village center. The Village Overlay District is intended to promote walkability within the village and the development of pedestrian scale mixed uses that would complement the existing village fabric.


In addition, the Town has designated growth centers which are illustrated on Map 16. There are two (2) types of growth centers as defined below:

1. Growth Center – Commercial. Concentrating land uses in well-designed centers is a tenet of good planning and a basic recommendation of the State’s Land Use Guide Plan. In rural areas, these centers should be surrounded by natural areas, farmland, or open spaces and have a commercial area in the core for neighborhood scale goods and services. These centers are generally vehicle focused.
2. Growth Center – Mixed Use. This district is intended to provide for mixed use development including housing, new businesses and business expansion. This growth center promotes walkability and the development of pedestrian scale mixed uses that would complement the existing village fabric.



0 0.5 1 2 Miles

















This map is not the product of a Professional Land Survey. It was created by the Town of Glocester 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. the Town of Glocester makes no warranty, express or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.



RIGIS

Town of Glocester, 9/2/2024
G:\GIS\MXD\CompPlan2017

Map Legend

 Growth Center - Commercial	 Principal Arterial - Other	Features  Water  Rivers and Streams
 Growth Center - Mixed Use	 Minor Arterial	
Transportation Features		Boundaries  Glocester  RI Municipal  Other States
 RIPTA Bus Stops	 Major Collector	
 RIPTA Bus Routes	 Minor Collector	
Roadway Functional Class	 Local	
 Interstate		
 Principal Arterial - Other Freeways and Expressways		

MAP 16

GROWTH CENTER

TOWN OF GLOCESTER

RHODE ISLAND

Comprehensive Plan, 2024