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NARRAGANSETT TOWN COUNCIL AGENDA ITEM REPORT

DATE: October 7, 2024
FROM: Jill Sabo, Community Development Director
DEPARTMENT: Community Development

SUBJECT:

A MOTION TO SCHEDULE a public hearing on November 18, 2024 on an ordinance in amendment of Appendix A of the Code of Ordinances of the Town of Narragansett, Rhode Island, entitled "Zoning" to allow mixed uses in BB - General Business Zones.

SUGGESTED ACTION:

This proposed amendment has been a topic of consideration by the Planning Board for some time, and was most recently, also advanced by the Affordable Housing Trust Collaborative (AHTC). The AHTC expressed an interest in finding ways to incentivize development of affordable housing near local services. The proposed text has been vetted by both the Planning Board and the AHTC.

The text of the proposed ordinance will insert a new subsection into Section 17 of the Zoning Code that will authorize mixing of commercial and residential uses in a single development. The proposal sets forth a 2-tiered approach; Mixed-use Land Developments (MULD) and Mixed-use Projects (MUP). The primary purposes of this ordinance are to:

Encourage development of residential uses, including those that meet the needs of the community as expressed in the Narragansett Comprehensive Plan - Affordable Housing Action Plan, but which have limited adverse impact on the town's ability to provide necessary facilities and services.

Include dwelling units that provide long-term housing that is affordable for low- or moderate-income households. The increased building density in mixed-use developments serves as a municipal subsidy to facilitate construction of affordable dwelling units pursuant to The Town's Comprehensive Plan.

Provide areas for economic development in the community and allow for creative development of businesses that serve the residents of the district and surrounding areas and reduce the demand upon the automobile for access to business.

Operationally, the purpose of the new section is to remove the need for zoning relief for certain development types in the designated zones under specific performance criteria. Projects not meeting these criteria could be approved with relief from the Planning Board or Zoning Board.

ATTACHMENTS:

[Ordinance - Zoning mixed uses in BB - General Business Zones.docx](#)

[mixed-use_recommendation_to_TC_-_initialled.pdf](#)

[Transmittal_memo_to_TC_10012024.pdf](#)