

## **B. LAND USE**

### **1. General**

In the spring of 2000, the Planning Commission conducted a detailed land use inventory of Jamestown. Land use in Jamestown varies considerably, with a significant amount of land undeveloped. This abundance of undeveloped land helps to preserve Jamestown's character as a small rural island community, protect natural resources, and provide numerous recreational opportunities for residents. This undeveloped land consists of permanently protected land, temporarily protected land as well as land that has the potential for future development.

The largest developed land use is single family residential. Commercial land uses are located in the downtown area with a small minority of grandfathered commercial uses located outside the commercial district. While new residential development has slowed somewhat in comparison with the past decade (see HOUSING STARTS Chart), home expansions have increased significantly.

The Town and private organizations have made great strides in protecting additional open space in recent years. The amount of land being temporarily protected under the State's Farm, Forest and Open Space Program has increased by two-and-a-half times in the last decade. This program allows a reduction on property tax if the land meets certain criteria as farmland, open space or forestland

The Land Use section will discuss both current and future land use in Jamestown.

### **2. Land Use Types**

Jamestown can be divided into four types of land areas, the village area, Jamestown Shores area, rural residential areas, and conservation and recreation areas.

#### **a. The Village**

The village is defined as the area between Great Creek and Hamilton Avenue that extends between the east and west shorelines of the Island, excluding Beavertail. The highest density development is located primarily in the village area. This density is supported by the presence of Town sewer and water services. The majority of structures in the village area are residential single family homes, although a small number of multi-family apartments and condominiums are also present. In the last ten years, some multi-family homes have been converted to single family use.

Within the village are the Town's downtown and limited commercial zones where the majority of commercially used property is located. Adding to the diversity of the village area is the presence of commercial and residential mixed-use structures. Town facilities located within the village area include: Melrose and Lawn Avenue schools, the Philomenian Library, Town Hall and Offices, Recreation Center, the Police Station, and the Fire and

Ambulance buildings. The north side of the village area has several large open space areas, including the golf course, the sanctuary, Taylor Point, and Great Creek Marsh.

The village area has historically been the focal point for commercial, business and civic activity in Jamestown. The village area is the center for the service business and retail industry in Town. Over 80 businesses are located in the two largest commercial zones, Commercial Downtown (CD) and Commercial Limited (CL), with CD having three times more businesses than CL.

The East Harbor section of the village has the greatest concentration of the Town's recreational boating activity, public waterfront access for boat launching and fishing, and commercial businesses.

The village area between Hamilton Avenue and Mount Hope Avenue comprises the urban service district. Under existing Rules and Regulations of the Board of Water and Sewer Commissioners, only those households with frontage along existing sewer and water lines are allowed to connect to the system. All other connections are allowed at the discretion of the Board (see Public Services and Facilities Section for a more detailed discussion of this issue).

**b. The Jamestown Shores**

The Jamestown Shores area is located both north (to Capstan Street) and south (to Watson Farm) of John Eldred Parkway (Rt. 138) and west of North Road and the Cedar Hill Development. It was subdivided in the early 1940s and developed slowly, mostly as a summer colony. In more recent years, summer cottages have been converted to year-round use and many new houses built on the substandard lots, with infill development continuing.

Jamestown Shores is exclusively a single-family residential neighborhood. Although the Shores area is currently zoned as R-40, which requires 40,000 square feet as the minimum building lot size, many lots are non-conforming substandard lots of 7,200 square feet as originally platted. The Shores currently has an average density of 2.8 dwelling units per acre and average lot sizes are less than 16,000 square feet. The combination of high-density development and potential groundwater pollution due to close proximity between drinking water wells and Individual Sewage Disposal Systems (ISDS) led to the enactment of a merger provision. In 1967, a provision was created, requiring substandard adjacent lots with the same ownership be combined to form one lot.

In addition, the Shores neighborhood has poor soils for septic absorption and has a limited groundwater resource. The Town wells, which draw groundwater near the Town reservoir and pump it to the reservoir, may possibly affect the wells in the Shores area. Problems are encountered with the high rate of run-off from impervious surfaces associated with development and a high water table. Pollutants that seep to the groundwater from faulty ISDS into nearby wells pose potential health risks. To partially solve this problem and/ or alleviate future problems, the 2001 On-Site Wastewater Management Ordinance mandates inspection of ISDS.

No public water or sewer service extends to the Shores area. Because a significant amount of all water withdrawn from the ground is eventually returned through ISDS, the continued use of ISDS is necessary to maintain acceptable levels of groundwater. Currently, the Town does not intend to extend sewer services to this area in the future, in the chance that private wells would go dry or saltwater intrusion would occur. According to the Ann Veeger Study from URI, the limited capacity of the Town's reservoirs would not sustain the extension of these services.

Wetlands in the Jamestown Shores area restrict development to some extent. The Town and the Conanicut Island Land Trust acquire vacant lots occasionally to prevent over-development. This acquisition of small parcels for open space may increase with the recent establishment of the Water Resources Protection Committee and the funds committed by the Town for water resource protection.

A number of rights-of-way to the water along Seaside Drive provide access for local residents. The largest right-of-way is the Town-owned Heads Beach. Heads Beach is an unguarded bathing beach with an unimproved launching ramp and boat moorings.

#### **c. Rural Residential Areas**

Rural residential areas are located north and south of the village area, including: Beavertail, the Dumplings, East Passage and West Reach subdivisions, and areas along North Road and East Shore Road. These areas are scattered with older homes along main roads adjacent to farmlands and larger summer estate properties. The existing zoning requires 80,000 square feet minimum lot size. Because of the large lot sizes and low-density development, these areas rely on ISDS and wells, where most of the soils are poorly suited for ISDS and the groundwater resource has low yields.

The Conanicut Park area is an exception, containing many smaller lots. Full development of these lots could cause a groundwater quality problem, although many are restricted by wetlands from development.

#### **d. Conservation Areas**

The Town's primary conservation area is located in the "Center Island" district and consists of the Jamestown Brook watershed, wetlands, farmland, salt marsh, Great Creek, recreation areas, and an abundance of the cultural and historical resources of the Island. There exists a very small amount of residential development in this area, including farmhouses and outbuildings.

Other conservation areas include Dutch and Gould Islands, Ft. Getty, the Town Beach, Sheffield Cove, Ft. Wetherill and Beavertail Point.

State, local, and private efforts have served to permanently protect approximately 25 percent of the Island, including Dutch and Gould Islands, for recreation and conservation purposes, as well as properties partially protected by conservation easements. Although the

priority area for preservation has been the Town's Jamestown Brook watershed, scattered recreational, historic, farmland, coastal, and wetland areas have also been protected. Methods of protection have included outright purchase of property, purchase and donation of development rights, and the donation of conservation easements. Several large parcels within the Center Island District remain unprotected and available for subdivision and residential construction. These include Dutra, Neale and Watson Farms. Although owned by a private foundation, Watson Farm is not considered permanently protected because the foundation's main goal is not the preservation of land for conservation purposes.

The area in the north and south pond watersheds is zoned RR-200, requiring 200,000 square feet, nearly five acres, for a single-family house.

There are few public services in this area, and it is anticipated that no other public services will be needed in the future.

### 3. Current Land Use

2000

LAND USE	ACRES	% OF AREA
Roads	605	10
Agriculture	508	8
<i>Perm. Protected</i>	66	1
<i>Developable</i>	442	7
Commercial	43	1
Municipal	55	1
Institutional, Religious	38	1
Permanently Protected	1104	18
<i>Conservation</i>	989	16
<i>Recreation</i>	115	2
Vacant Residential and Commercial	1188	20
Total Residential	2493	41

Total Farm Forest and Open Space Acres  
= 821

TOTAL LAND      6034  
AREA                ACRES

1990

LAND USE	ACRES	% OF AREA
Roads	400	6
Agriculture	682	11
<i>Perm. Protected</i>		
<i>Developable</i>		
Commercial	36	1
Municipal	61	1
Institutional, Religious	37	1
Permanently Protected	786	12
<i>Conservation</i>		
<i>Recreation</i>		
Vacant Residential and Commercial	2267	36
Total Residential	2023	32

Total Farm Forest and Open Space Acres  
= 327

TOTAL LAND      6380  
AREA                ACRES

#### NOTES:

Discrepancies occur between the 2000 and 1990 Land Use Charts as a result of the differences in land use calculation methodology. The 2000 land use information was compiled digitally as opposed to manually in 1990 Land use categories are defined on the following page.

Dutch Island includes 75.5 acres of conservation area and Gould Island includes 41 acres of conservation area, which are included as permanent protected conservation land in the above tables.

The permanently protected categories do not include properties partially protected by conservation easements. One exception is permanently protected farmland which, consists of land protected by purchase of development rights and conservation easements.

Land use categories are defined on the following page.

Roads - There are 72.3 miles of roadway with an average 50-foot right-of-way width and 24 acres of toll and bridge ramps.

Agriculture - Jamestown contains five farms -- Dutra, Neale, Hodgkiss, Watson, and Godena. The Dutra and Neale farms are under the Farm, Forest, and Open Space Program. Watson farm is currently owned by the Society for the Preservation of New England Antiquities (SPNEA). Although Watson farm property is currently protected from development, the SPNEA is not an organization whose main goal is land preservation; therefore, it is not considered permanently protected. Godena and Hodgkiss farms are permanently protected from development. (See the Agricultural section within RECREATION and OPEN SPACE for further information)

Commercial - All commercial property and property which is partly commercial and partly residential.

Municipal - The Town transfer station and former landfill, sewer and water treatment plants, highway garage, Jamestown School, Philomenian Library, Town Hall, and Town Offices, recreation building, police and fire stations and Planning Office.

Institutional / Religious - All Churches and Cemeteries.

Conservation and Recreation - Includes permanently protected public and privately owned lands, such as: the golf course, Fort Wetherill State Park, Beavertail State Park, Fort Getty Town Park and Campground, Taylor Point, all Audubon land, Gould Island, Dutch Island, Shoreby Green, local parks, Marsh Meadows & Great Creek Marsh, Mackerel Cove Beach, Conanicut Battery, and others.

Vacant - Privately owned vacant land and undeveloped Farm, Forest and Open Space land which is not included in the Agricultural Land Use category.

Residential - Single family homes, multi-family and residential condominiums. This category includes oversized subdividable lots that currently have residential use.

#### 4. Land Use and Zoning

Jamestown's first Zoning Ordinance was enacted in 1935. The existing Zoning Ordinance was adopted in 1995 and is consistent with the current Comprehensive Community Plan and the State Enabling legislation with respect to Zoning. It has been amended several times since 1995. Jamestown's Zoning fairly closely emulates the land use with some exceptions.

The Town's Zoning Ordinance divides the community into twelve Zoning Districts as follows:

Open Space OS - This district now consists of only four parcels which were largely municipal uses and does not fit closely into the OSI or OSII categories below. This district is under study for rezoning.

Open Space I - This was added by amendment on March 22, 1999 and is the Conservation Preserve District, intended to preserve, protect and enhance where appropriate environmentally sensitive and natural resource areas such as conservation areas, watersheds, reservoirs, wildlife refuges and wetlands.

Open Space II - This was also added by amendment on March 22, 1999 and is the park and recreation district, intended to allow agriculture and recreation activities that will not substantially impact the historic, scenic and/or environmental character of the zoning district, nor compromise natural resources.

Rural Residential District RR-200 - This district is intended to protect the Town water supply reservoir while permitting residential dwelling at low density.

This Zoning District encompasses the approximate 1000-acre Jamestown Brook center Island watershed area excluding some areas of publicly owned land which is zoned Open Space. A minimum lot size of 200,000 square feet is required for residential construction in this district. The land use emphasis is on farming and large lot residential. Development plan review is required for some new development in this zoning district.

Rural Residential District RR-80 - This zone is designated to allow land uses that will not substantially impact the rural character of the zoning district, nor compromise natural resources.

Approximately 50 percent of the entire land area of Jamestown is zoned RR-80. Areas zoned RR-80 includes most of the northern end of the Island, the Dumplings neighborhood, and most of the Beavertail peninsula.

This zoning district requires a minimum of 80,000 square feet for residential construction. Permitted land uses of the RR-80 zoning district include residential construction, farming, and different types of recreational development. A special exception from the zoning ordinance and additional acreage are required for the construction of multi-

family dwelling projects. Non-residential development is limited to parking, customary home occupations/home offices, storage and transfer of fishery equipment and non-commercial boat storage as permitted uses and marinas and various commercial outdoor recreational uses, various government, educational and institutional uses, public utility structures and/or ship and boat storage and repair solid waste transfer stations by special exception. The Town transfer station is located here.

Residential District R-40 - This zone is intended to limit the growth of densely settled neighborhoods, which rely on ISDS and private wells. The small-lot subdivisions, which would be illegal under current regulations, present potential groundwater contamination problems if not adequately restricted. In some instances, this zone also serves as a transition between R-20 and RR-80.

The R-40 Zoning District includes the Jamestown Shores neighborhoods, areas along East Shore Road (south of Eldred Avenue), property along the southern border of the Jamestown Creek, property east of Bay View Drive and south of Hamilton Avenue, and the Clark's Village and Bonnet View neighborhoods on Beavertail.

The primary land use of the R-40 districts is single-family housing although multi-family is allowed by Special Use Permit and some farming and recreational development is permitted. Commercial development is limited to customary home occupation and home offices as permitted uses and marina, associated commercial parking and/or ship and boat storage and repair by special use permit.

Residential District R-20 - This zone is intended to maintain the neighborhood integrity of the area directly adjacent to traditionally densely developed sections of the village area. This district is designated to allow controlled growth in areas immediately outside the village which are served by municipal water or sewer.

This district encompasses areas along Conanicus Avenue including Shoreby Hill, the West Ferry neighborhood, and property along the north and south sides of Hamilton Avenue. A minimum lot size of 20,000 square feet <sup>is</sup> required for residential development. All of these areas have public water and sewer services available.

The Zoning Ordinance allows for residential development as a permitted use and duplex and multifamily by special exception. Some farming and recreational development is permitted. R-20 zoning allows customary home occupation and home offices as permitted uses and marina and/or ship and boat storage and repair by Special Use Permit.

R-8 Residential District - This zone is intended to maintain the neighborhood integrity of traditionally densely developed sections of the village. Most of this area is developed, and infill housing should generally conform to the character of the neighborhoods.

Land in this zoning district is about 106 acres or almost two percent of the total land area of Jamestown. The R-8 district is located both north and south adjacent to the commercial downtown area of Narragansett Avenue. Primarily, these areas consist of

residential development with some scattered multi-family housing. With a minimum lot size requirement of 8,000 square feet, the high density of the R-8 district is supported by public water and sewer services.

Permitted uses in this district include residential development and duplexes. Limited farming and at home office or customary home occupation are allowed by right. The development of recreational facilities, commercial parking areas and multi-family dwelling structures are also allowed by Special Use Permit.

Commercial Limited (CL) - The purpose of this zone is to be a transitional area between strictly residential and commercial uses. Many of the uses, which are permitted in the commercial district, can not be located in this district except by Special Use Permit.

The CL Zone contains approximately 40 acres along North Road and Southwest Avenue. The minimum lot size requirements range from 8,000 square feet to 20 acres depending upon land use. Most types of residential construction are allowed in this district and various commercial activities are permitted uses. Some industrial non-manufacturing activities and other retail trade are allowed by Special Use Permit. This district contains 42 percent single family residential use and 19 percent duplex or multi-family use. The CL district contains 11 acres of commercial use (28 percent); mixed-use buildings incorporating both residential and commercial uses are included. Only two-percent of the land within this district remains vacant. Other land uses include six-percent municipal use, and three-percent recreation.

This district has available public water and sewer to support residential and commercial development. Current land use in the CL zone includes single family residential housing units, multi-family housing units, senior housing complex, the Town Offices, the Philomenian Library, Jamestown Playground, various automobile service and repair businesses, office condominiums etc. This zoning district contains the most diverse land use in the community.

Commercial Downtown (CD) - Jamestown's central business district. This district should encourage business that enables pedestrian use. Zoning requirements should encourage construction to the curb, and feature retail at the street level.

The Commercial Downtown area is about 23 acres total land area located along Narragansett Avenue. Approximately 96 percent of the 23 acres is currently developed. Forty-eight percent of land in the CD district is in commercial use, while 23 percent is in residential use. Permitted commercial uses (excluding hotels/motels) do not require a minimum lot size although parking requirements may limit use. Required setbacks are minimal in this area. Allowable uses include most types of residential and commercial development. Special use permits are required for other commercial activities, industrial non-manufacturing, and recreational activities. The various residential and commercial activities are supported by Town water and sewer services.

The Town owns approximately 15 percent of the land in the CD district including the Town Hall, Planning Office, Fire Station, Ambulance Barn, waterfront and public parking areas. Religious institutions occupy approximately 10 percent of the land.

Commercial uses dominate the eastern CD district although many structures accommodate mixed uses of both commercial and residential. Single family dwellings, along with churches and Town buildings, predominate at the western end of this zone.

Commercial Waterfront (CW) - This district is intended to encourage water-dependant land uses.

Located at the east and west termini of Narragansett Avenue, the CW district encompasses only about two and one-half acres of land. The Zoning Ordinance allows the development of single-family homes and duplexes in this district although a special use permit is required for multi-family structures. Most industrial non-manufacturing is prohibited, but fishing industry is allowed in the CW zone. Very limited commercial and recreational development is permitted in this zone, although yacht and beach clubs with no alcoholic beverages and ship and boat building businesses are permitted.

The majority of land at both East and West Ferry is used for waterfront related boating activity. There are two lots zoned CW at East Ferry. One lot is a small beach area that is owned by the Town and provides public waterfront access and a public boat ramp. The other lot at East Ferry is privately owned and is currently used for small boat and dinghy storage with a commercial marina utilizing the riparian area. At the West Ferry the wharf forming the end of Narragansett Avenue is owned by the Town and leased to a commercial marina operator. Private land zoned CW to the north is used for commercial parking, marina and boatyard activities while the lot to the south is used for a single family home.

Downtown Condominium (DC) - A single lot. One structure containing no more than thirty-six (36) residential condominium units of not more than two (2) bedrooms each, and accessory parking for residents, their guests and municipal parking purposes. Intended to allow residential uses compatible with the compressed location at the corner of the Commercial Downtown district.

## 5. Future Land Use

Jamestown's largest land use issue is potable water. The Island has experienced consistent seasonal droughts for decades. Although this issue has threatened to become a growth and development issue, it has not significantly deterred either to date. The Town Council and the Board of Water and Sewer Commissioners, with the assistance of the Water Study Committee should continue to search for alternative means of expanding the Town's water system capacity to meet current needs. Jamestown's growth rate should be managed to insure that the Town's water capacity is able to adequately supply future population growth. Although the zoning is Rural Large Lot Residential, the land use within the Town's drinking water watershed should continue to remain largely open space.

One growth control currently being used by some property owners on a volunteer basis is the State's Farm, Forest, and Open Space Act Program. This Program allows property owners to be taxed on the use value of their property if it meets certain criteria as farmland, open space, or forest land as defined by the State of Rhode Island's Department of Environmental Management (RIDEM). The use-based tax evaluation is less than the tax based upon the traditional "highest and best" use methodology used by tax assessors. A fifteen-year commitment is required for participation in the program, although an applicant can withdraw at any time subject to a penalty. The State has recently standardized the value of different land uses in this program, which is anticipated to be more of a tax incentive for participants. The "stalling" of development by such tax incentive programs provides the Town, in conjunction with other land preservation sources, a greater chance of permanently protecting valuable properties by phasing the opportunities for preservation over time. In essence, the longer that property can be kept from development, the greater the chance of finding funding to purchase important property.

Of the currently farmed areas of Jamestown, approximately one percent is permanently protected. There is a significant potential for development of the unprotected farmland areas, and the permanent protection of these areas as active farmland is vital for several reasons. The largest contiguous landmass of farmland includes both the Dutra and Neale farms, which have the potential for adding fifty new homes. Half of the Dutra farm is within the Town's drinking water watershed. In addition, both farms are highly visible from the major north/south and east/west circulation routes and contribute significantly to the bucolic atmosphere of the center island.

Given the overwhelming sentiment of the residents, who responded to the 1998 Community Survey, it seems apparent that maintaining the rural character is the primary goal of the Town. In addition, the Island's natural environment and its small Town character are the most desirable qualities of Jamestown. The 1998 Community Survey confirmed the importance of maintaining the Island's rural character, natural environment and small Town character.

In addition to farmland, other areas of Jamestown need to be protected to safeguard the Island's natural environment and finite resources. Areas worthy of preservation and protection from development include: the public drinking water supply watershed; wetlands, both coastal and freshwater areas; scenic views; historic resources; unique and rare habitats; large acres of habitats; linkages connecting significant open spaces; properties that will help to protect the Jamestown Shores water quantity and quality, and any properties whose preservation and protection will protect the water resources of Jamestown. Other areas may be preserved to reduce the full buildout and subsequent stress on our finite resources. The Planning Commission should explore, whether additional growth controls are needed or feasible with the assistance of professional consultants. Potable water is a public service that is currently experiencing the most stress and would be a good starting point for exploration.

The Community Survey identified scenic views to be very important to residents. Scenic views should be protected from rampant vegetation growth by allowing vegetation management. The newly adopted Tree Preservation and Protection Ordinance should work towards protecting our historic and scenic views on Jamestown.

Jamestown's village should continue to be pedestrian friendly. The Downtown Improvement Project funded through the Rhode Island Department of Transportation (RIDOT) Transportation Improvement Program and under design in 2000-2001 should foster this walkable village atmosphere. The historical development pattern of the downtown village provides for minimal off-street parking. Although many existing businesses do not meet the parking requirements required in the Zoning Ordinance, development or conversion of future commercial buildings should meet the required standards.

The Town should look at the Zoning Ordinance parking requirements as well as other requirements to insure that they are still accurate and feasible for Jamestown and insure that the regulations are not putting undue burden to development of healthy businesses. An example is whether the definition of "change of use" puts unnecessary and undue requirements on potential businesses. Although there are few vacancies in commercial buildings in the village, the empty storefronts in the 1970s and 1980s should serve as a reminder as to why we need a healthy business community.

There should be no expansion of the existing commercially zoned districts. Site Plan Review should continue to work to provide visually and physically compatible buildings in the downtown. New businesses should focus on the needs of residents and their buildings fit the scale of existing development. Consideration should be given to extending Development Plan Review to commercial development allowed by special use permit in non-commercial zones.

The Town should continue to look for additional recreation space in the north end of Jamestown. The development of the soccer facility on Eldred Avenue in 1995 was a step forward in meeting the Town's recreation needs. But there is still an unmet need for additional active and passive recreation facilities in the northern Jamestown area as well as

additional indoor facilities throughout the Island. The current Town recreation facilities (recreation center and school facilities) are reaching capacity with their use being almost constant. Our recreation center also meets the cultural needs of the Town by providing space for activities such as the community theatre and various arts and crafts shows. If new property is acquired for recreation, it should be zoned accordingly to allow recreation activities.

The Town should implement the public facility projects that are currently under study (Highway Barn, consolidated Town Offices, and Recreation Center rehabilitation) for the next decade. Minimizing costs of such projects should be a high priority without compromising the integrity of any project. Jamestown has a relatively small tax base. For this reason, the cost of public facility projects is crucial to maintaining affordable taxes for Island residents. In the same vein, although unrelated to land use, Jamestown should encourage and promote its traditional volunteerism, which staffs the Fire Department, Ambulance Corps, and it's many boards, commissions, committees and civic organizations. This is crucial to our historically low tax rate and the cornerstone of our community spirit.

Town facilities should be located in the most appropriate areas of Town. Maximizing facilities while minimizing costs is priority. The Town's Five-Year Capital Budget Program should continue to identify priority projects. Determining locations and development of new projects should be a community process. The Highway Garage and the Town Hall Complex are the two biggest projects that have been discussed in the last two years. The 1997 Highway Barn Committee and the 2001 Buildings and Facilities Committee were both formed to provide a recommendation to the Town Council on the size and location of the new Highway Garage facility. The Town should also proceed with the environmental program underway at the Transfer Station Site. The Town Hall consolidation report should be reviewed to determine if the recommendations and design meet the needs of the community.

Greenways and linkages should be developed throughout the Island to encourage safe alternative modes of transportation and to alleviate our dependence on the automobile. This will reduce pressure on our downtown parking issues as well as promote a healthy environment and population as well as help maintain our Island character.

Land as well as home prices are at an historical high point. The Town, and the Affordable Housing Committee and Church Community Housing Corporation should actively pursue affordable housing to add to its "permanently affordable" housing stock. Another potential source of affordable housing is accessory apartments. Although rejected in the past as an overall permitted use, there is a strong sentiment that they should be investigated once more, this time as a means of meeting the needs of family members only.

There are several areas where the Future Land Use is inconsistent with the existing Zoning Map. Specifically, areas of inconsistency include the areas designated as Private Open Space/Private Conservation and several areas designated as Public Facility. Areas permanently protected from development by Conservation Easement or purchase of development rights is included in the Private Open Space and Conservation areas. This

designation was created to depict areas protected from development that are not for public use.

The Future Land Use Map categorizes public facilities. The Public Facility designation indicates areas which may be appropriate for a range of public and semi-public uses. Due to the nature of this district, all parcels included are either publicly or semi-publicly owned. Properties taken out of public ownership in the future should be reviewed and amended as appropriate in both the Comprehensive Plan and the Zoning Ordinance. Future publicly acquired properties should be reviewed upon acquisition for their appropriateness for public use and the Future Land Use Map amended if necessary and zoned accordingly.

The majority of properties designated as Public Facility encompass one lot with a range of sizes. In many instances the existing public facility covers only a portion of the lot, leaving space for expansion. The appropriateness of new or expanded public facilities and their compatibility with the surrounding area should be considered when siting new or expanding public facilities in the future. The areas shown as red stippled around the public facility designation depicts areas which may be appropriate for public facility but are including more than one lot or a portion of an existing lot. The stippling at the school property on Lawn and Melrose Avenues indicates multiple facilities on the 20+ acre lot. The property owned by the Bridge and Turnpike Authority is shown as only a triangle because the lot is over 33 acres. Because of the large area and high visibility of the area, any building expansion or new construction on this property should be reviewed for appropriateness. Plat 2 Lots 48-51 is the site of the former landfill and existing solid waste transfer station. Plat 2 Lot 47, a vacant lot adjacent to these lots was purchased by the Town in 1986 for two reasons: “1) possibility of future expansion by the Department of Public Works and 2) the land’s proximity to the site of a landfill might pose problems with future owners if the property in question if purchased by someone other than the Town” (December 9, 1985 Town Council Minutes).

Public facilities are currently allowed in many of the zoning districts of the Town. The Town should consider adoption of a Public Zone for the purpose of allowing public facilities and providing for their proper placement and careful review.

Specific goals, policies and implementation strategies related to land use are included in all of the following plan elements: Natural and Cultural Resources, Conservation and Open Space, Recreation, Economic Development, Circulation, Housing and Public Services and Facilities. The corresponding FUTURE LAND USE Map reflects the above stated land use recommendations and may be used in the formulation of a new zoning map and ordinance for the Town of Jamestown.

## 6. Future Land Use - Achievements Since 1991

This section lists, in *bold italics*, the Future Land Use Goals, Policies, and Implementation Methods as stated in the 1991 Comprehensive Community Plan. The community achievements since 1991 follow the listing of each goal, policy, and implementation method and describe what results or actions have occurred on each particular item, and why it has or has not been implemented/successful.

- a. *Active agricultural land should be rezoned as AGRICULTURAL DISTRICTS. This district may include the Hodgkiss Farm, Dutra Farm, Neale Farm, Fox Hill Farm, Godena Farm and Watson Farm. Agricultural Zone would encourage the continued use of property as agriculture and may allow limited density residential development.*

The Planning Commission attempted to create Agriculture District zoning, and met with severe opposition from farmers due to the threat of lowering the value of the land. Most remaining farms are zoned RR80 or RR200. As stated in the Town of Jamestown's 1998 Community Survey, 92.6 percent agree that it is important to protect and enhance the Island's rural character and agricultural resources; and 76.3 percent of the residents agree that it is important to maintain and increase the current acreage of working farmland. It is anticipated that the new tax structure of the Farm Forest and Open Space Program will temporarily preserve significant portions of our existing farmed lands.

- b. *Municipally owned conservation areas and active and passive recreational areas should be zoned as OPEN SPACE DISTRICTS. This would include rezoning the Jamestown Country Club (excluding building and surrounding five acres), and the Great Creek area including the Conanicut Island Sanctuary.*

Municipally owned conservation areas and active and passive recreational areas are zoned as Open Space Districts. With the adoption of the Zoning Ordinance amendment, an OSI- Conservation Preserve and OSII- Park and Recreation were created. The existing Open Space zone was split into three zones to provide a better fit for open space, recreation and certain governmentally used properties.

- c. *Privately owned areas with permanent conservation easements or those areas without future development rights should be zoned as OPEN SPACE DISTRICTS.*

Privately owned areas with permanent conservation easements or those areas without future development rights are not zoned as Open Space districts, to ensure this type of property would not be viewed as public. There was sentiment that zoning private property as Open Space would lead the public to believe that this type of property is public. The Planning Commission should look into a separate zone for permanently protected private lands.

*d. Large undeveloped wetland areas in residential zones should be protected from development by the use of an overlay district for natural resource protection.*

*e. Residential zoning district designations (except for those areas noted above) should not be changed. Additional regulations for the protection of natural resources are proposed which may result in a decrease in the density of development of these areas.*

Large undeveloped wetland areas in residential zones should be protected from development by the use of an overlay district for natural resource protection. Residential zoning district designations (except for those noted above) should not be changed. Additional regulations for the protection of natural resources are proposed which may result in a decrease in the density of development of these areas. While neither of the above recommendations were enacted, the feasibility of such an overlay district should be investigated in terms of legality and necessity.

*f. There should be no expansion of the existing commercially zoned districts. Additional regulations are proposed that will require a site plan review process for commercial development to ensure it is in keeping with the village character.*

There should be no expansion of the existing commercially zoned districts. In 1995 the Zoning Ordinance was amended to provide for Development Plan Review for all new or expanded use within a certain threshold within the Commercial districts. The development plan review process has been very effective in protecting downtown village character. An ordinance has been proposed to the Town Council by the Planning Commission that eliminates commercial parking outside the commercial district.

*g. Future municipal administration buildings should be developed in the village area and designed to be compatible with existing development.*

All Town offices are presently occupied to their maximum capacity. The preferred site identified by the Town's consultant, William Burgin Architects, in their Space Needs Feasibility Study for the new offices was the Town Hall location, and the second best site selected was that of the Town Offices. The Town has not yet discussed the results of this study or committed funds to the construction of this consolidated facility.

*h. An additional community recreation area should be developed on the Island, preferably in the northern area.*

A single use soccer facility has been added in the central island area. The area contains four acres of soccer fields and an additional four acres of wooded trails are in the process of construction. A new mini-park has been developed at Hammond Pond. This project was administered through an Eagle Scout project and the Boy Scouts of Jamestown. Improvements include fencing, a park bench and gravel parking. The need for future recreation facilities is discussed in the Recreation Section and the Future Land Use Section.

*i. Bicycle paths and hiking paths should be developed throughout the Island to connect recreational areas, open spaces and historic and cultural resources.*

The Conanicut Island Land Trust and the Conservation Commission have proposed the Center Island Greenway which would start on North Road, continue south of the reservoir through Town property to the ball fields, continue under the John Eldred Parkway via the wildlife tunnels and terminate at the Conanicut Island Sanctuary. This would provide a safe north-south route for non-motorists as well as add to the Town's community character. Funding for this project is currently being pursued. Other bikeways and greenways have been discussed in the past decade.

**Note:** This shaded Section specifies how the Town has addressed the Goals, Policies and Implementation Methods stated in the 1991 Comprehensive Community Plan.

