

**Ordinance Number 2014-
An Ordinance in Amendment of
The Comprehensive Community Plan
for Tiverton, Rhode Island
"Looking Ahead and Planning Together"**

The Town of Tiverton hereby ordains as follows:

Section 1.

Section 3.3. of the Comprehensive Community Plan entitled "A Vision for Tiverton," shall be amended to delete the following language:

- ~~Town Center. The town should develop a new municipal center which consolidates many of the municipal functions inadequately housed in the existing town hall and other buildings. The municipal center could incorporate a new town hall and library with public meeting space as well as a public safety complex. In 2004, the town completed the Tiverton Town Center Planning Study to guide the future development of underdeveloped land in the center of town.~~

And add the following language:

- **Mixed Use Development.** The town should allow for a large-scale mixed use development at the entrances to the town, near the Fish Road and Main Road exits off Route 24 and further bounded by Souza Road to the north. Such mixed use development should include a mix of uses including residential, retail, restaurant, hotel, research and development, and commercial and professional office. The development should be designed to welcome visitors and be in keeping with the traditional architecture and historic village character of the town. Significant measures should be taken to mitigate any negative impacts to the historic character of the Osborn-Bennett Historic District.

Section 5.4 of the Comprehensive Community Plan, entitled "Build Out Analysis and Future Land Use" and, more specifically, Figure 5-4 entitled "Future Land Use Plan" shall be modified as follows:

Change the designation of "Medium Density Residential" to "Mixed Use " in the area of the map bounded by Rte. 24, Main, Souza, and Fish Roads. In additionally, in the legend, add " Mixed Use" as a designation under "Future Land Uses." Specifically, the following lots shall be designated as "Mixed Use": AP 110, Lot 102, and AP 301, Lots 220 and 221.

The subsection entitled "Town Center/Lifestyle Center Proposals" in Section 6.7 of the Comprehensive Community Plan entitled "Affordable Housing Plan" shall be amended to delete the language as follows:

~~Delete section entitled "Town Center/Lifestyle Center Proposals."~~

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While the situation, as of this writing, is evolving, the town expects development to occur in these critically located areas of town, and that development to include a residential component. ~~Based on the town center overlay zoning regulations, a "Tiverton~~

~~Town Center~~ mixed use development could occur in a Highway Commercial area between Souza Road and Route 24. This would include 50 residential units, 15 of these affordable. Another development, submitted as a concept plan by the developer in an R-40 District abutting Route 24 to the south, would more accurately be described as a "lifestyle center" . . .

Section 2.

This ordinance shall take effect upon passage.