

APPENDIX II: Developer Guidance for Senior Residential Village and Village Sites (per Future Land Use Map)

The following is provided as guidance for potential developers of sites that qualify per Section 1: Applicability, for establishment of a new “Senior Residential Village” zone. The guidelines provide the Town a means to evaluate development proposals and new zoning submitted for the site.

1. Applicability

This guidance shall apply to the (former) Zion Bible Institute on Middle Highway (Plat 14/Lots 2, 4, 13, 341, 342, 343).

2. Findings

- A. The Town of Barrington’s Comprehensive Community Plan outlines strategies to achieve the state-mandated 10 percent low- and moderate-income housing goal, and expanding housing options for current and future residents of Barrington. The Comprehensive Plan identifies a need to provide housing for a growing senior population, workforce housing for municipal employees and other workers, and persons with disabilities.
- B. Two specific areas of Town identified in the *Housing for Barrington’s Future: Housing Land Use Study* are suitable to implement creation of a compact “village” community with a range of housing types at varying densities: the former Zion Bible Institute campus on Middle Highway (Plat 14/Lots 2, 4, 13, 341, 342, 343) and the former Sowams Nursery east of Sowams Road (Plat 28/Lots 72, 73, 246, 249, 263).

3. Purpose

The purpose is to achieve the following:

- A. Increase diversity of housing types in Barrington, with dwelling units that meet the needs of residents at varying life stages, recognizing that single-family homes in traditional subdivisions may not meet the needs of all segments of the population, especially the senior population.
- B. Meet the housing needs of households with a range of incomes, including 75 percent at market rate and 25 percent housing affordable to those with low income (below 80 percent of area median income) or moderate income (80 to 120 percent of area median income).
- C. Encourage a form of development that embraces the town and neighbors, and does not give the appearance of a stand-alone development or “gated community.”
- D. Promote the concept of a “garden suburb” in keeping with the character of Barrington, with a formal element at the core (village green, higher densities) and lower densities at the edges.
- E. Provide housing that is accessible to people with disabilities.
- F. Design common areas for people to meet and develop strong social ties.

- G. Provide compact, sustainable development that preserves open space for recreation, hiking paths, community gardens, and other public uses.
- H. Encourage walkable neighborhoods by providing sidewalks, hiking paths, and connections to shops and services, where feasible.
- I. Facilitate public interaction along the street by including residential units with porches and covered stoops, as appropriate.
- J. Minimize the emphasis of private vehicles by recessing garages back from the facade of the structure or providing utility access to garages on rear or side alleyways or driveways, where possible.
- K. Retain existing buildings with historical or architectural features that define the visual character of the community. Retain properties such as Belton Court, listed on the National Register of Historic Places. Retain monumental landscaping and features such as the existing cedar hedge and stonewall along Middle Highway.
- L. Incorporate low impact development principles into the design to reduce energy consumption for construction, operation, and maintenance, to reduce impermeable pavement, and to encourage use of sustainable materials and energy sources.
- M. Encourage access to multi-modal transit.
- N. Provide mixed use for developments with more than 20 contiguous acres of upland, to assure convenient access to some of the goods and services needed for a diverse population.

4. Definitions

- A. Assisted living: A type of long-term care facility for elderly or disabled people who are able to get around on their own but who may need help with some activities of daily living, or simply prefer the convenience of having their meals in a central cafeteria and having nursing staff on call.
- B. Cottage housing: Single-family attached or detached units within a range of 800 to 2,000 square feet of living space, clustered around and fronting on common open space or a courtyard.
- C. Senior multifamily housing — A multi-level building consisting of three or more senior housing apartments and/or condominiums.
- D. Senior housing: Housing units with covenants restricting occupancy to at least one person 55 years of age and older..
- E. Townhouse: Attached multi-level residential unit.

5. Design and building requirements

Design and building requirements are as follows:

Minimum Requirements

- A. Proposed development shall provide a minimum of 25 percent affordable units as defined in RIGL 45- 53-3(5). Units shall be constructed or rehabilitated with a federal,

state, or municipal subsidy, and must remain affordable for at least thirty years.

- B. Residential units shall include a mixture of housing types, including single-family, town-house, cottage and, where appropriate, multifamily units, to encourage a diversity of housing types.
- C. Affordable housing units shall be comply with Section 185-195A of the Zoning Ordinance:

Design and Building Requirements:

- 1. Be reasonably dispersed throughout the development
- 2. Be indistinguishable in appearance of quality of construction from the other units in the development
- 3. Contain a mix of one, two and three bedrooms
- 4. Be compatible in architectural style to the market rate units within the project

Density

- D. Overall residential density at the (former) Zion Bible Institute, or other eligible parcels greater than 20 acres, shall be 6 to 8 units per acre of developable land.
- E. Developable land shall exclude:
 - 1. Land within the State regulatory wetland setback
 - 2. Land within the 100-year floodplain
 - 3. Land utilized for a commercial use such as an assisted living facility and associated parking
 - 4. At the Zion Bible Institute site, developable land also shall exclude 4.5 acres within the Belton Court Historic Register District.
- F. Density bonus. For the Zion Bible Institute site, a density bonus shall be available subject to attainment of the following performance standards:
 - 1. Preservation and restoration of Belton Court and grounds associated with its historic use, including the central courtyard and front lawn between the building and Middle Highway. Preservation of the mature vegetation in front of Belton Court along Middle Highway Density bonus: include the Belton Court Historic Register District acreage in the developable land area.
 - 2. Provision either on-site or off-site of public open space and recreation of 500 square feet per unit, or 200 square feet more per unit required per Developer Guidance “5H”. Density bonus: include land utilized for commercial use, including associated parking, in the developable land area.
- G. Residential density at the (former) Sowams Nursery property, or other eligible parcels with greater than 5 acres of contiguous upland, shall be no more than 5 units per acre. Developable land shall exclude wetlands, floodplains and other constrained areas, but include common open space/recreation areas, roadway infrastructure and stormwater management areas.

Open Space/Recreation Requirements

- H. Open space/recreation improvements shall be required. For each unit, 300 square feet of open space shall be preserved (in addition to wetlands/flood zone and other areas of constraint) and improved for the benefit of residents and accessible to the general public. Open space/recreation improvements shall be completed on site; developers may request from the Town approval to meet a portion of the open space/recreation im-

provements requirement off-site. Improvements may include common open seating areas and landscaped parks, playground, community gardens and vegetable plots, hiking trails, or off-site improvements so designated at the discretion of the planning board at existing municipal recreation areas.

Streets

- I. Streets shall be designed with sidewalks along at least one side of the roadway. Sidewalk width shall be at least five feet.
- J. Continuous streets are preferred., Cul-de-sacs may be approved deemed necessary due to environmental constraints or other site-related factors.
- K. The number of curb cuts on shall be minimized.

Streetscape/Parking

- L. Rights of way shall include sidewalks along at least one side of the road; sidewalks on both sides of a street shall be provided in multi-family, institutional, and mixed-use areas.
- M. Development of the Zion Bible Institute site shall include new and repaired sidewalks on Middle Highway shall be provided along the property's street frontage to County Road/RI 103
- N. Street trees shall be planted at regular intervals, consistent with the Town's Land Development and Subdivision Regulations, to define the street edge, buffer pedestrians from vehicles, and provide shade. Trees shall be located in a planting strip between the curb and sidewalk.
- O. Utilities shall be placed underground.
- P. Pedestrian-scale lighting shall be provided along all roadways and in surface parking lots in areas designated for high density/institutional uses (in sites greater than 20 acres).
- Q. Off-street parking spaces shall be provided based on the minimum number of spaces required in the Town's Zoning Ordinance for specific uses.
- R. The provision of large parking areas shall be minimized. Small parking areas that are well integrated within the site are encouraged (for example, for Belton Court and the high-density areas at the Zion Bible Institute site).
- S. Parking shall not overwhelm spaces between buildings. Landscaping and public spaces shall be used to break up / soften parking lots where provided.
- T. On-street, surface parking shall not be located within thirty (30) feet of a corner.
- V. "Dark Sky" cut-off lighting fixtures within parking areas shall be required.

Historic Preservation

- U. Properties listed on the National Register of Historic Places shall be preserved.
- V. At the Zion Bible Institute site, Belton Court shall be restored in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The historic grounds associated with Belton Court shall be preserved (the area, including the building and grounds, totals approximately 4.5 acres).

Buildings

- W. A range of building typologies with articulated facades and rooflines, and porches are encouraged.

- X. The ground floor of an assisted living facility, if included in the Zion Bible Institute project, shall be articulated to relate well with the street. Examples: include porches/colonnades. This is especially important with the side(s) facing the street.
- Y. Designs shall incorporate porches or wide stoops with overhangs on the front of units whenever possible to encourage interaction between residents and those walking along pedestrian paths and sidewalks.

Mixed Use Option

- Z. Parcels with more than 20 acres shall provide a mixture of uses (possible assisted living, retail, restaurant, senior services, office or other use) in addition to residential use. A mixture of convenient uses, geared towards the needs of local residents, encourages walkable neighborhoods and helps reduce vehicle miles traveled.
- AA. On-site amenities are encouraged for developments of 20 or more acres (Mixed Use Village). Amenities could include meeting space, medical office, coffee shop, hair salon, or other service meeting the needs of seniors or include a daycare facility.

Site Planning

- BB. Development of the sites shall carefully arrange densities on the site such that lower densities are located along the edges that abut existing neighborhoods.
- CC. Transitions from high- to medium- to low-density (in developments of more than 20+ contiguous acres) shall be carefully designed to avoid abrupt changes in building heights and massing. This can be handled through articulation of the buildings and other strategies such as locating public open spaces to serve as transition zones.
- DD. Green building / sustainable principles shall be incorporated in site design.
- EE. Stormwater shall be managed in accordance with low impact design standards.
- FF. Native vegetation shall be retained and grading minimized wherever possible to maintain natural features of the site.

Other

- GG. A homeowner's association shall be formed to maintain common areas such as parks, trails, lawns, and private roadways.

6. Dimensional Regulations

Dimensional regulations within Village and Senior Residential Village zones shall be consistent with the design and building requirements in this appendix and, to the extent feasible, with existing Dimensional Regulations Table in the Barrington Zoning Ordinance for similar zoning districts.

- A. To illustrate, the senior residential village development at the Zion Bible Institute site, the following dimensional regulations shall be considered:
 - 1. Multi-Family Senior Housing/Institutional Areas north and west of Belton Court: Elderly Housing dimensional regulations
 - 2. Cottage Housing Area: Senior Residential Communities dimensional regulations (Article XXX of the Barrington Zoning Ordinance)

3. Historic Preservation areas (Mixed-Use/Institutional and Residential areas) – renovation of existing historic structures within existing footprint
 4. Vegetative buffer/wetlands/conservation land/floodplain: N/A (no development)
- B. To illustrate, for the village development concept at the Sowams Nursery site as described in *Section 1–Applicability* the following dimensional regulations shall be considered:
1. Medium Density Areas: Neighborhood Business and Residence 10 dimensional regulations
 2. Vegetative buffer/wetlands/conservation land/floodplain: N/A (no development)
- C. Special Provisions:
1. Buildings with frontage on Middle Highway shall not exceed the height of the main sections of Belton Court (excluding the tower).
 2. On roads other than alleys, the setback of attached and detached garages shall be greater than the setback of residential units from the street.