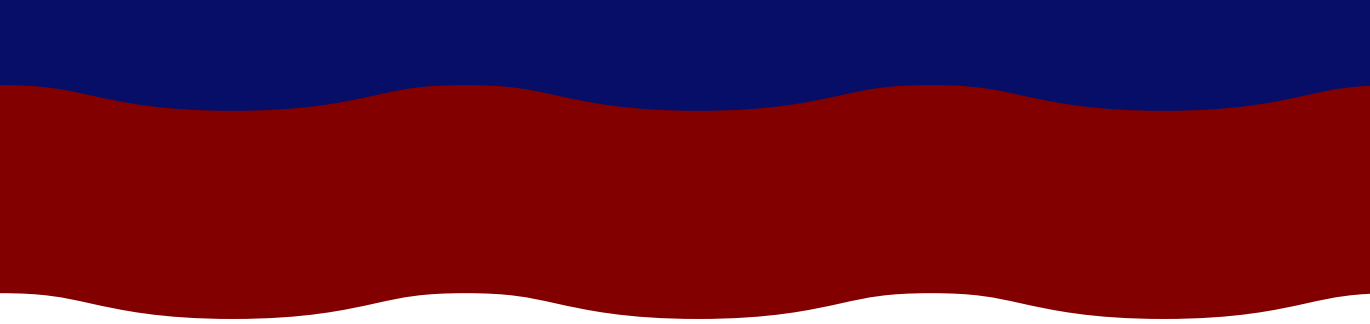
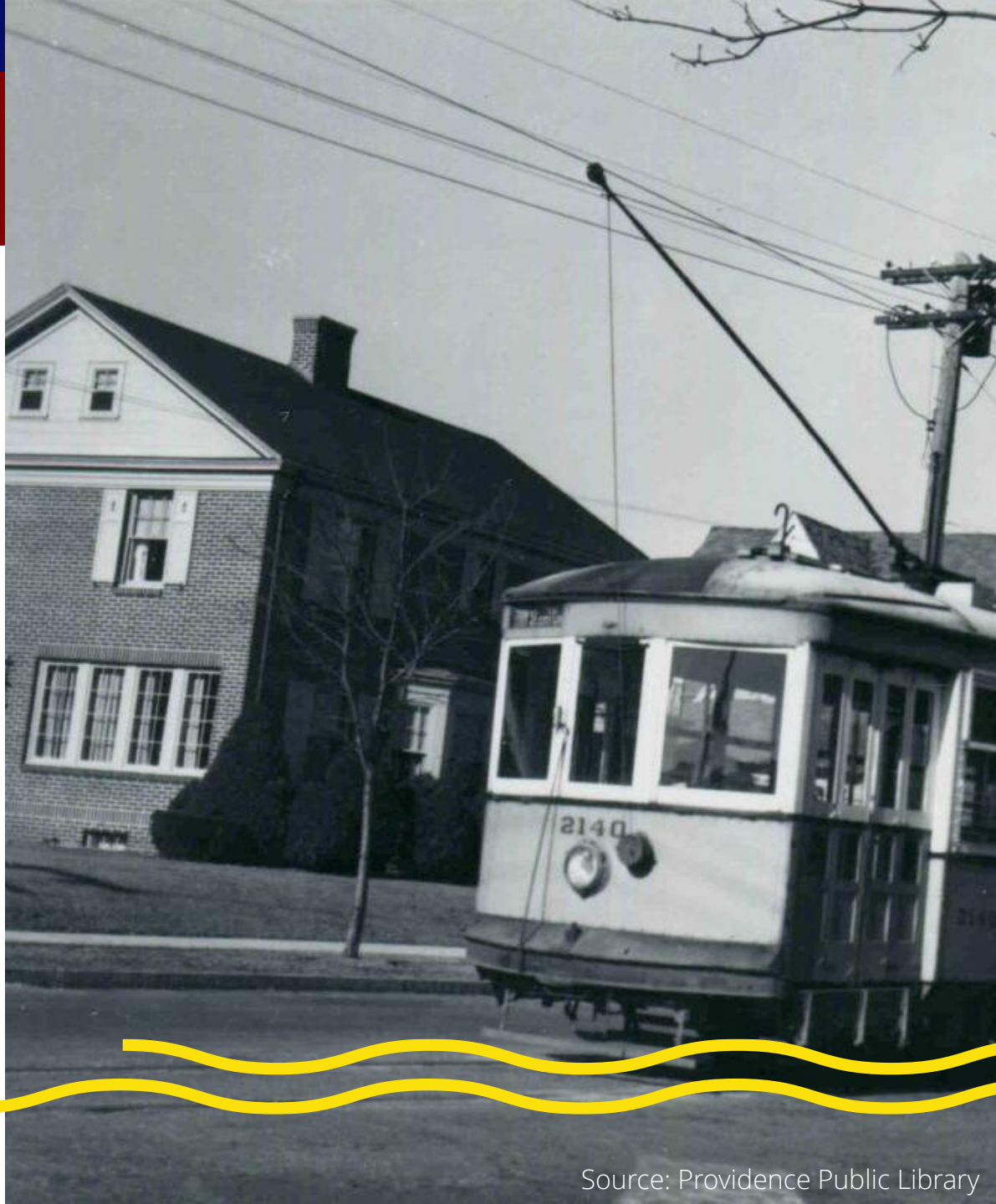




Cranston Mixed Use Centers and Corridors

City Plan Commission
October 6, 2026



Source: Providence Public Library

OVERLAY DISTRICT STRUCTURE

- **Proposed as a standalone section within the existing Ordinance**
- **Relationship to underlying districts explained in Section 2**
- **Other sections of Ordinance are referenced where applicable**



1. PURPOSE

The purposes of the Mixed-Use Centers and Corridors Overlay Districts are to:



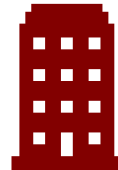
Connect various housing types, commercial, and transit opportunities through land use designation.



Provide standards for high-quality development, adaptive reuse, and rehabilitation



Create a pedestrian-friendly environment to encourage walking, bicycling and transit use



Increase housing supply and options, including but not limited to multifamily, mixed-use, and live/workspace



Reflect the community context and enhance the livability of the district



2. RELATIONSHIP TO UNDERLYING ZONING DISTRICTS

- Supplemental to existing regulations
- All regulations of underlying zoning district apply except as otherwise stated
- If any conflicts, overlay district regulations control



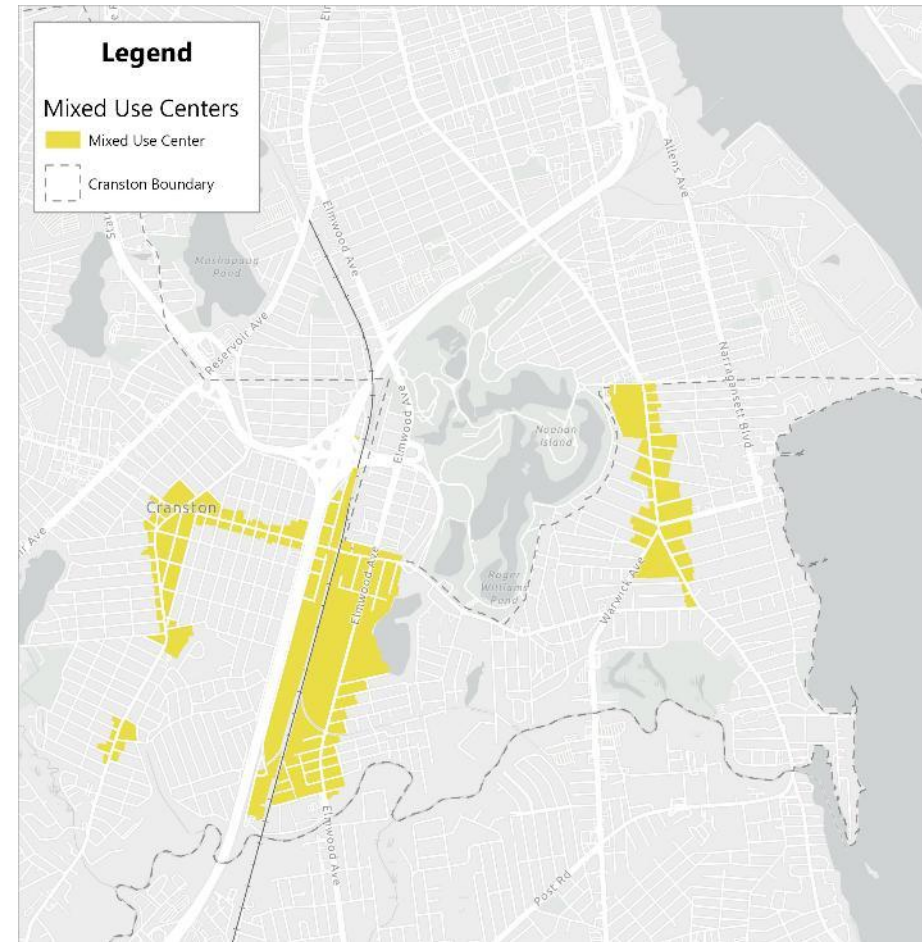
3. LOCATION & APPLICABILITY

Applicability

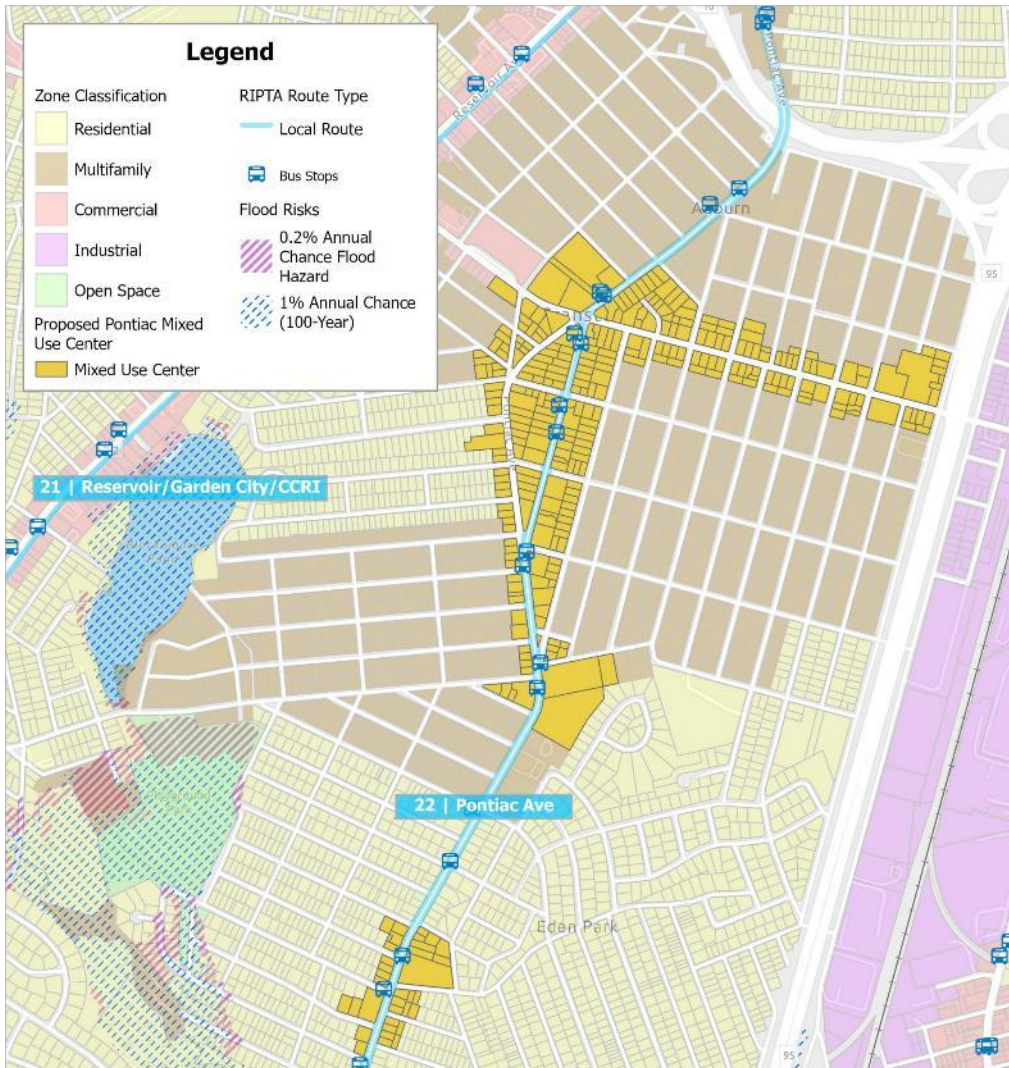
- New construction
- Expansion of existing buildings by 30% or more of square footage
- Change of use

Location (Sub-Districts)

- Rolfe Square
- Broad Street
- Elmwood Avenue



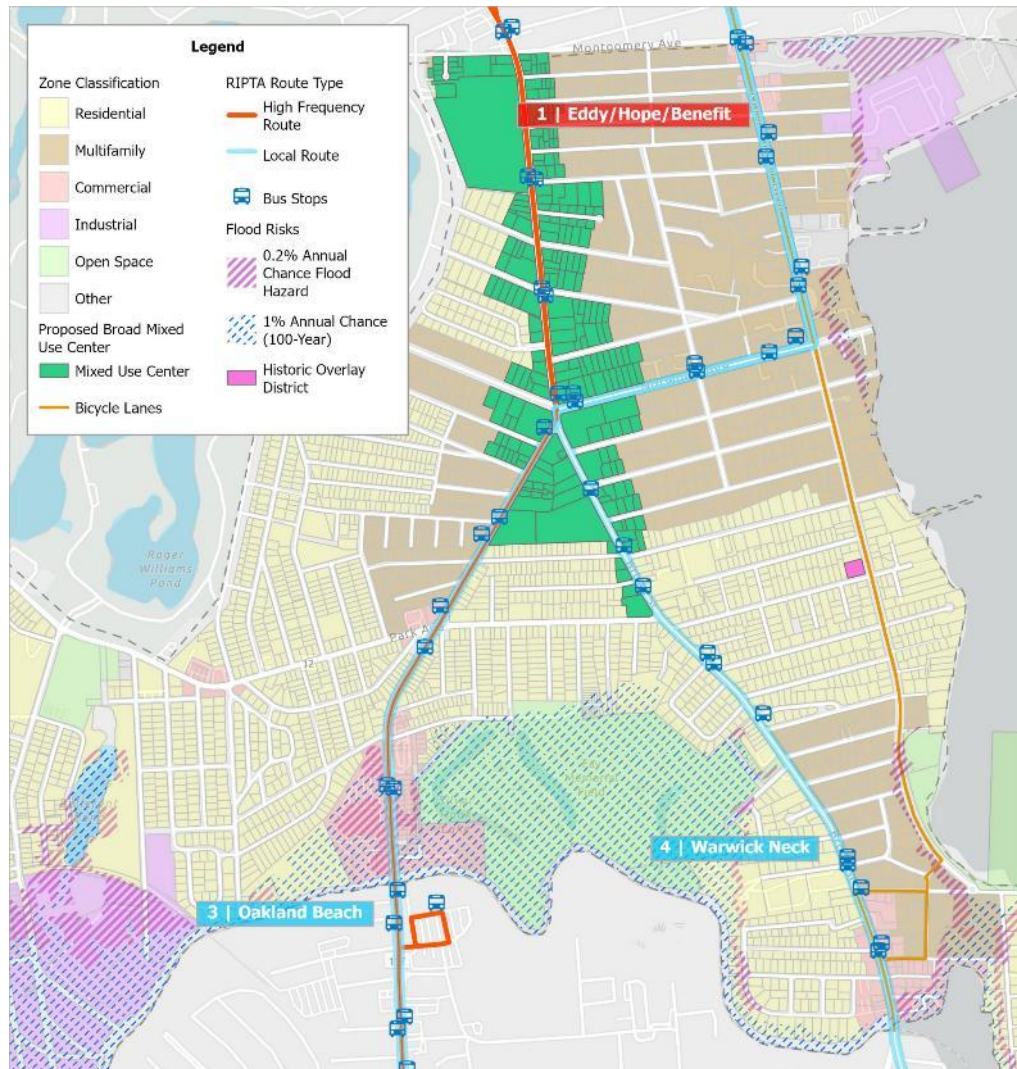
3B. LOCATION



Rolfe Square

- Established commercial core
- Walkable main-street character
- No environmental constraints

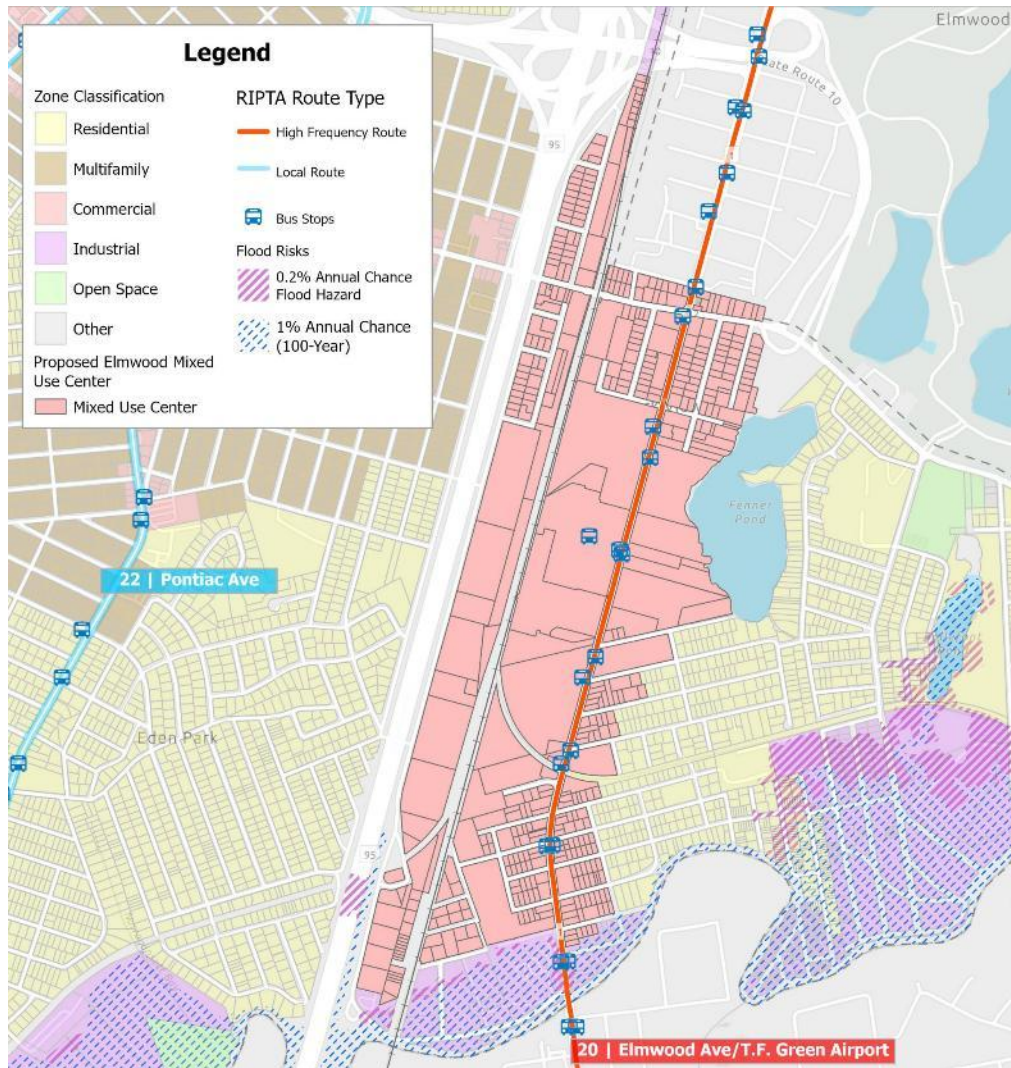
3B. LOCATION



Broad Street

- Transit-rich corridor with community destinations and substantial residential population within walking distance
- Fine-grain historic development pattern with tree-lined streets
- Need to balance nearby natural resources

3B. LOCATION



Elmwood Avenue & Wellington Avenue

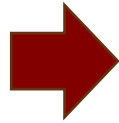
- Greatest redevelopment potential with large parcels and existing industrial land use
- Significant job density
- Potential for enhanced bus service or future rail

4. PERMITTED USES

Allow Mixed-Use



- ✓ Allow all land parcels within the overlay to host mixed-use



Encourage Active Uses at Street Level



- ✓ Limited to Rolfe Square

Various Housing Options



- ✓ Allow for a variety of housing options

Allow Commercial Uses by Right



- ✓ Allow an approved list of commercial uses



4B. GROUND FLOOR USES IN ROLFE SQUARE

In the Rolfe Square Subdistrict, at least 70% of the ground floor of any building shall consist entirely of the following:

1. Permitted nonresidential uses.
2. Entries, lobbies, stairs, and elevators providing pedestrian access to permitted upper-floor residential uses, not exceeding 20 percent of the ground floor area.



5A. ACCESSORY DWELLING UNIT

Accessory Dwelling Units

Reduces the minimum lot area required for an ADU.

On a lot with a total area of 5,000 square feet or more for which the primary use is residential.

All other requirements of existing ADU Zoning -- 17.24.010 (F) apply.



6. INTENSITY REGULATIONS

A. Schedule of Intensity Regulations

Sub-District	Minimum Lot Area (sq. ft.)	Minimum Lot Width and Frontage (ft.)	Minimum Front Setback (ft.)	Minimum Rear Setback* (ft.)	Minimum Side Setback* (ft.)	Maximum Lot Coverage	Maximum Building Height
Rolfe Square	5,000	60'	0'	5'	5'	85%	35'
Broad Street	5,000	60'	0'	5'	5'	85%	35'
Elmwood Ave	5,000	60'	0'	5'	5'	85%	48'

*Increases side and rear setback when property abuts a residential district or existing single family use.



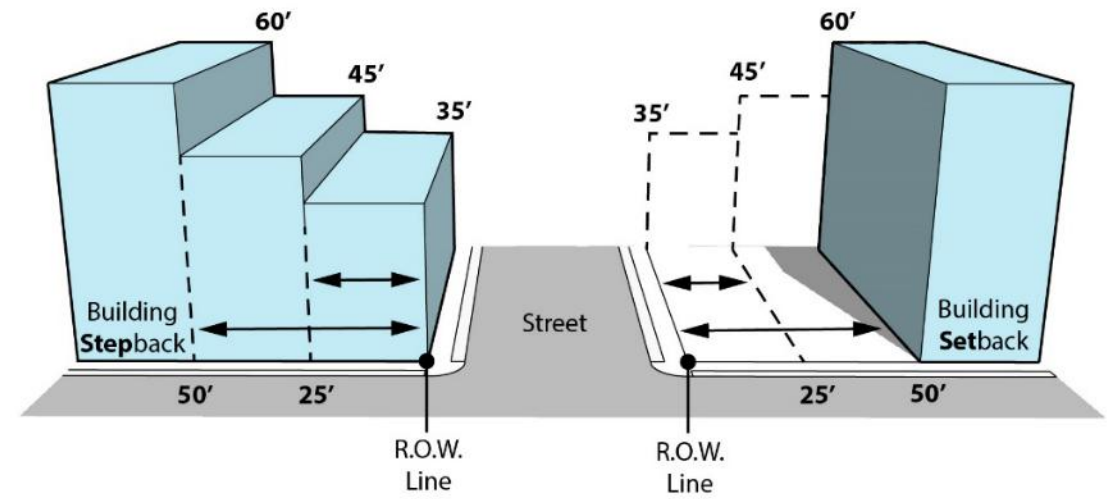
6. INTENSITY REGULATIONS

B. Building Stepback

Buildings taller than 35 feet are required to step back from the lot line.

Distance from Lot Line	Maximum Building Height
0' to 24'	35'
25' to 49'	48'
50' or more	72' ¹

¹Only allowed with incentive bonus



7. PARKING & LOADING

A. Off-Street Parking Space Requirements

- First 5,000 SF of gross floor area exempt from minimum requirements

Use	Proposed	Current
Multifamily dwelling	1.5 spaces per dwelling unit	For residential structures or groups of structures with three or more dwelling units, 2 per dwelling unit *Except that for multi-family structures designed for the elderly, the number of parking spaces shall be 1 per dwelling unit
Two-Family/Single-Family Dwelling	No change	1 per dwelling unit
Mixed-use	Shared Parking Calculation (see Section 7C below)	Sum of the individual parking requirements for each land use
Accessory dwelling unit	No change	1 additional parking space
Non-residential uses	1 per 500sf Gross Floor Area (GFA)	Specified by use



7. PARKING & LOADING

B. Location of Off-Street Parking



- ✓ Shall not be located in any required front yard or between principal building and street

C. Shared Parking



- ✓ Uses with different peak hours share parking facilities
- ✓ Reduces demand

D. Off-Street Loading Requirements



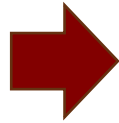
- ✓ Requires one off-street loading space for each nonresidential use over 10,000 SF
- ✓ Provides an exemption option.



8. INCENTIVE ZONING

Incentive Bonuses

- ✓ Special Use Permit provide a bonus in the form of increased building height (+ 10') and/or coverage (+ 5%) in exchange for community benefits



Public Realm & Streetscape Amenities



- ✓ Street furniture, wide sidewalks, and/or transit shelters

&

Affordable Housing



- ✓ 30-40+% affordable housing units complying with specific criteria

OR

Public Space



- ✓ Public park, square or plaza, playground, recreational field



Multiple Incentive Bonuses: A project meeting the requirements for both affordable housing and public space may apply up to two incentives

8B. INCENTIVE REQUIREMENTS

1) Public Realm and Streetscape Amenities (at least 2 of following)

- Seating areas along public street (1 per 20' frontage)
- Wide sidewalks (10' or greater)
- Transit shelter with seating (at public transit stop along frontage)

2) Affordable Housing

- Eligible for 1 incentive bonus if 30% affordable (min. 3 units)
- Eligible for 2 if 40% affordable (min. 4 units)

3) Publicly Accessible Open Space

- Eligible for 1 incentive bonus if open space/public realm improvements as defined by zoning



8B. INCENTIVE REQUIREMENTS

Publicly Accessible Open Space Requirements

- Equal to 20% of the project's GFA
- Located on or adjacent to project (provision for Planning Commission to approve exception)

Types of Open Space (defined)

- Park
- Square or Plaza
- Playground
- Recreational Field



8B. INCENTIVE REQUIREMENTS

Additional Requirements Provided for:

- Multiple incentive bonuses
- Approval process for incentive bonuses
- Minimum GFA for affordable for-sale and rental units
- Documentation of affordable housing and open space provisions



9-12 BUILDINGS, SITE DESIGN, CIRCULATION

Sections

9. Building Facades, Massing and Scale

- Building Facades
- Building Placement and Orientation
- Massing and Scale

10. Site Design

- Pedestrian Access and Amenities
- Transit
- Lighting

11. Landscaping and Stormwater Management

12. Access, Circulation, and Parking Area Design

- Parking Area Design
- Bike Parking Spaces and Design
- Curb Opening Locations and Spacing

Organization

- Guidelines and Principles
- Requirements



9. BUILDING FACADES, MASSING, & SCALE

A. Building Facades



- ✓ Visual permeability
- ✓ Entrances face the street
- ✓ Wall signs

B. Placement and Orientation



- ✓ Contribute to sense of enclosure
- ✓ Increase visibility for safety and placemaking

C. Massing and Scale



- ✓ Guidelines only
- ✓ Visual consistency between building sizes
- ✓ Human scale



10. SITE DESIGN

A. Pedestrian Access & Amenities



- ✓ Encourage inclusion of pedestrian amenities
- ✓ Minimum sidewalk width
- ✓ Interior sidewalk network

B. Transit



- ✓ Guidelines only
- ✓ Consider existing and future transit stops in layout of developments
- ✓ Coordination with RIPTA

C. Lighting



- ✓ Increase visibility for safety and placemaking
- ✓ Dark sky friendly



11. LANDSCAPING & STORMWATER MANAGEMENT

A. Landscaping



- ✓ From existing Development Plan Review requirements
- ✓ Min. landscaping coverage
- ✓ Large trees + mix of deciduous and coniferous are recommended
- ✓ Resistant and low-maintenance species

B. Stormwater Management



- ✓ Guidelines only
- ✓ Rain gardens, flow-through planters, bioswales encouraged
- ✓ Limit impervious surfaces



12. ACCESS, CIRCULATION, & PARKING AREA DESIGN

A. Parking Area Design



- ✓ Screening requirements
- ✓ Parking space and aisle width requirements

B. Bicycle Parking Standards



- ✓ Guidelines only
- ✓ Recommended number of bicycle parking spaces
- ✓ Bike parking design guidelines

C. Curb Opening Location & Spacing



- ✓ Allow shared driveway access and internal circulation where possible
- ✓ Limit number of curb openings



SUCCESS STORY – PAWTUCKET, RI

Since the establishment of the TOD Zoning District in 2019, 1,000+ units of mixed income housing have either been completed, are under construction, or are currently in the permitting process. These units are a combination of adaptive reuse of former mill buildings and large-scale infill development.

Pawtucket-Central Falls Station has seen a 28% increase in ridership in FFY 2025.



SUCCESS STORY – NEWBURYPORT, MA

In 2015 adopted a Smart Growth District near MBTA Commuter Rail Station

In 2024, adopted expanded TOD zoning within larger radius of train station

Constructed to date -- 160 apartments

Under construction – 92 apartments

Approved – 212 units in existing shopping plaza

25% affordable



SUCCESS STORY – PORTSMOUTH, NH

2017 Adopted “Gateway Mixed Use Zoning Districts” in three previously commercial/industrial locations along primary transportation corridors
2024 expanded to additional commercial locations
Multiple mixed use developments constructed, approved, or under construction

