

# City of Warwick Rhode Island

Supplemental information

Pertaining to the adaptive reuse/revitalization  
of buildings and properties

of

NELSON ALDRICH JUNIOR HIGH SCHOOL

and

CHRISTOPHER RHODES  
ELEMENTARY SCHOOL



Mayor Scott Avedisian

2017

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**APPENDIX B**

Selected photographs of Aldrich and Rhodes subject properties

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## COMMUNITY PROFILE

The City of Warwick, Rhode Island was founded in 1642 as the settlement of Shawomet, established as a haven for religious freedom, a bastion of tolerance and a settlement of grace, wisdom, and dignity. It was incorporated as a City in 1931.

Centrally located in the heart of southern New England, Warwick offers the convenience of City living with a close-knit, small town feel and myriad economic development opportunities within its diverse commercial base. Warwick is comprised of more than 30 villages that reflect our community's early history and each have their own unique place in our shared heritage.

With close proximity to Interstates 95 and 295, more marinas and moorings than any Rhode Island community, access to public bus transportation, and as home to T.F. Green Airport and the InterLink intermodal train station with MBTA commuter rail service, Warwick is one of the state's most easily accessible communities.



Warwick offers a diverse economy, with a large retail and service base, as well as a healthy mix of manufacturing. Its bustling Route 2 commercial corridor features a variety of national and regional businesses as well as locally-owned enterprises. A strong partnership with both the Central Rhode Island Chamber of Commerce and the U.S. Small Business Administration also helps the City to promote and support the many small businesses that call Warwick home.

Thanks to the many private and public universities and colleges throughout Rhode Island, employers can find a highly-educated, skilled labor pool within a 50-mile radius to meet the needs of high-tech, biotech, defense and manufacturing industries. Warwick is home to the Community of Rhode Island Knight Campus, a New England Institute of Technology campus, Salve Regina University Center for Adult Education, and Johnson & Wales practicum experience at Radisson Hotel. The cost of doing business here is also very favorable compared to other major cities in the region.



Those who wish to live and work in Warwick will find a diverse, affordable housing mix that offers single-family homes, high-quality condominiums and apartments in safe neighborhoods with exceptional schools. Salt- and fresh-water ponds, beaches, miles of biking and walking trails, ice rinks, pools, golf courses and playgrounds are among the many recreational opportunities available here.



Active non-profit organizations, neighborhood associations and faith and civic groups also add to the great quality of life here. Ranked among the nation's safest communities, with a nationally-accredited police department, Warwick has also been listed as one of the 100 best communities to live in the nation.

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## AT A GLANCE

Population	82,672
Total Land Area	35 square miles
FY17 Budget (municipal and schools combined) July 1, 2016 - June 30, 2017	\$298.7 M
FY17 Tax Rates (All per \$1,000 of assessment)	
Residential Real Estate	\$20.24
Commercial Real Estate	\$30.36
Personal Property/Tangible	\$40.48
Motor Vehicles	\$34.60
Motor Vehicle Phase-Out Exemptions	
State of Rhode Island	\$500
City of Warwick	\$1,500
Other exemptions, including veterans, senior citizen, Gold Star, disabled, offered to qualified residents	
Median Single Family Home Value (Citywide)	\$175,900
Median Improved Residential (Citywide)	\$174,400
Median Improved Residential (Citywide)	\$173,500
Includes buildings on leased land and mobile homes	
Median Improved Commercial (Citywide)	\$328,200
Hospitals	1
Kent Memorial Hospital	
Police Stations	5
Main headquarters and four community substations	
Fire Stations	10
Including Station #2, directly adjacent to the subject property	
Airports	1
T.F. Green Airport (PVD) with InterLink intermodal station, offering commuter MBTA rail.	
Hotels/Motels	16
Public/Private/Parochial Elementary/Secondary Schools	30+
Libraries	4
Sandy Lane main branch, Conimicut, Norwood and Apponaug branches	

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Museums	3
Golf Courses (public/private)	5
Municipal Senior Enrichment Center	1
Parks and Playgrounds	50+
Including:	
<b>City Park</b> , featuring four softball fields, two dog parks, a soccer field, in-line hockey rink, a three-mile paved bicycle/walking path, playgrounds, saltwater beach, and sheltered picnic areas and open recreation areas.	
<b>Rocky Point Park</b> , featuring scenic views of Narragansett Bay, a shoreline walking/bike path, saltwater beach, hiking trails, and picnic areas.	
<b>Goddard Park State Park</b> , nearly 500 acres and includes a nine-hole golf course, an equestrian show area, 18 miles of bridle trails, 355 picnic tables, 11 game fields, and a performing arts center for weddings, concerts, picnics and special events, saltwater beach and rest rooms.	
<b>Mickey Stevens Sports Complex</b> , including the Thayer and Warburton ice arenas, McDermott swimming pool, therapeutic pool, tennis courts, baseball field, and a paved walking path.	
Coastline	39 miles
Fresh and Saltwater beaches	9
Marinas/yacht clubs	15
From other destinations:	
Providence, RI	10 minutes
Boston, MA	1 hour
New York City	3.5 hours
Newport, RI	30 minutes



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## PROJECT DESCRIPTION

### Introduction

The City of Warwick is seeking proposals for the adaptive re-use of the Nelson Aldrich Junior High School and/or the Christopher Rhodes Elementary School properties.

Like many communities, Warwick has experienced a student population decline over the past several decades, and in the 2016-2017 school year, the City's existing three junior high and three high schools were consolidated. As a result, the Warwick Public School Department has returned the Aldrich property, which has tremendous mixed-use redevelopment potential, back to the City of Warwick.

The City's intention is to sell/lease the property and will consider proposals that are compatible with the surrounding area and meet the goals and criteria as outlined in this document and the City of Warwick Comprehensive Plan 2033, *21<sup>st</sup> Century Warwick: City of Livable Neighborhoods*.

Several years ago, as part of consolidation, the City reacquired the former Christopher Rhodes Elementary School, which is located directly to the north and abuts the Aldrich property, but separated by a wetland system. The Rhodes property is also for sale/lease, and the City will entertain proposals for that property, either as an individual parcel or as part of a larger proposal with the Aldrich property.

All costs and responsibilities for surveying, environmental studies, and obtaining any and all necessary Municipal, State and/or Federal approvals, releases for any easements, covenants or any other restrictions on either of the subject properties shall be the responsibility of the applicant. The City will work with the successful developer to expedite any State and Local approvals that might be required, but cannot guarantee approvals by any State departments, City boards, commissions or the Warwick City Council. The successful bidder is responsible for conducting a comprehensive boundary survey and "title search" for the property.

The Aldrich and Rhodes properties are zoned Residential A-7. All regulations and requirements for compliance with any and all proposed zoning uses can be found in City of Warwick Zoning Ordinance.

Submitted description of intended use, for the Aldrich or Rhodes properties individually, or as one proposal for both parcels, shall include, but not be limited to, the following:

- Specific description of the intended use to take place on the property.
- Proposed alterations and improvements to the existing building and grounds.
- Schematic site plan showing all proposed changes, additions, improvements and alterations to the building and grounds, including ingress, egress, and parking.
- Estimated time line schedule for the completion of said proposal from the date of proposal award to the issuance of a Certificate of Occupancy.
- Information describing any benefits that will be made available to the City of Warwick and the immediate neighborhood in general as a result of the proposal.
- A landscape plan, as described in the Request for Proposals (RFP).
- A traffic study, as described in the RFP.

# NELSON ALDRICH JUNIOR HIGH SCHOOL PROPERTY





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## NELSON ALDRICH JUNIOR HIGH SCHOOL PROPERTY

### Existing Condition

#### *Location*

The property, located at 789 Post Road (Assessor's Plat 288, Lot 59), consists of +/- 11 acres and is bound largely by single-family residences to the immediate north and east, commercial properties to the south, and largely residential to the immediate west. Fire Station #2 directly abuts it to the east, and the former Christopher Rhodes Elementary School to the north. Existing vehicular access is on the western side of the property, via Relph Street.



#### *Existing Use*

The property includes athletic fields, and a three-story, 122,011 sf building, including an addition constructed in the 1990s. It has been used as public secondary school since its construction in 1934.

The facility includes:

#### Ground Floor/Basement

- 1 Courtyard/3 Light Courts
- 1 Boiler Room
- 1 Girls' Locker Room w/shower facilities
- 1 Boys' Locker Room w/shower facilities
- 1 Elevator
- 1 Kitchen
- 1 Cafeteria
- 4 Restrooms
- 9 Office Spaces
- 13 Classrooms
- 22 Storage Areas/Closets

○ Total GFA: 44,001

#### Main Floor

- 1 Gymnasium
- 1 Auditorium
- 3 Courtyards
- 5 Restrooms
- 9 Storage Areas/Closets
- 13 Office Spaces
- 21 Classrooms

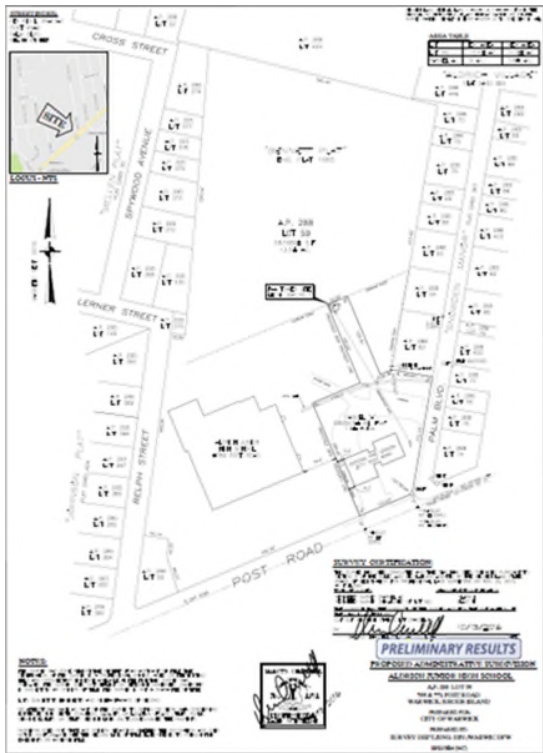
○ Total GFA: 42,689

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## Second Floor

- 1 Library
- 2 Restrooms
- 3 Storage Areas/Closets
- 4 Office Spaces
- 15 Classrooms
- Total GFA: 34,977

## *Administrative Subdivision/Fire Station #2*



Through an Administrative Subdivision, the City will subdivide +/-1.6 acres from the Aldrich property for Fire Station #2.

See Appendix A, Figure F for further detail.

## *Zoning Summary*

The subject property is zoned Residential A-7. Within a 1/2-mile radius, a range of zoning uses are found, including Residential A-7, Residential A-7/PDR, Residential A-10, General Business (GB), Office (O), and Open Space (OS).

Further information is depicted in Appendix A, Figure A.

## *Floodplain*

Information is as depicted in Appendix A, Figure B.

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### ***Soils***

Information is depicted in Appendix A, Figure C.

### ***Wetlands/Topography***

Wetlands on the property, as interpreted from 1988 aerial photography, consist largely of Emergent Wetland: Marsh/Wet Meadow on the northwestern portion of the property and scrub-shrub swamp toward the northeastern portion, as depicted in Appendix A, Figure D.

Further information is as depicted in Appendix A, Figure D.

### ***Asbestos Abatement/Aldrich Property Plans***

Asbestos remediation and/or removal has been completed in various locations throughout the Aldrich school facility from the 1990s through the present. The asbestos remediation/removal reports are available for perusal in the Warwick Planning Department, City Hall Annex, 3275 Post Road, Warwick, Rhode Island 02886, during normal business hours of Monday through Friday, 8:30 a.m. to 4:30 p.m.

Various plans for the Aldrich property are available in the Warwick Planning Department on a thumb drive. Potential bidders are welcome to copy this information on to their own computer or thumb drive.

### ***Utilities***

#### ***Water***

6" fire service and 4" domestic service, both connecting from Post Road  
2" irrigation service for the field in the rear, connecting from Relph Street  
Service provided by the City of Warwick Water Division

#### ***Sewer***

6" commercial line connecting to Relph Street  
(A 12" PVC sewer main exists in Post Road, but there are no service stubs to the site)

#### ***Oil***

One (1) 5,000-gallon UST. Previous tank removed and existing tank installed August, 1990. Tank located to the rear of the building. The facility has steam heat throughout the building; two existing boilers operate using bunker oil.

#### ***Natural Gas***

The property is also serviced with natural gas by National Grid.

Further information is depicted in Appendix A, Figure E.

While the City believes the above information regarding the Aldrich site to be accurate, it remains the responsibility of the applicant to confirm any and all information.

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## PROPOSED REUSES

Given the historic and cultural significance of the Nelson Aldrich Junior High School property within the neighborhood and the larger community, and in keeping with the City of Warwick's Comprehensive Plan 2033, *21<sup>st</sup> Century Warwick: City of Livable Neighborhoods*, the City has established specific goals to guide any proposed redevelopment plan for the property:

- Preserve the existing building, (if possible), retaining the existing architectural character of the exterior of the building, with any new additions complementary to the prior architecture;
- Minimize impacts of any redevelopment on the surrounding neighborhood;
- Increase economic development opportunities;
- Create new tax revenue from a formerly non-tax revenue use status;
- Ensure proposed uses are compatible with the surrounding area, following guidelines of reuse in the Comprehensive Plan;
- Preserve the residential character of the immediate area;
- Prohibit the establishment of “big box” and/or warehouse-style stores. For purposes of proposals for this specific redevelopment project only, “big box” and/or “warehouse-style” stores are defined as a space with a total of 60,000 square feet (GFA), or greater, for the purpose of one single retail or commercial use.

The parcel is presently zoned A-7 residential. Uses that would be considered would include, but not be limited to:

- Incubator
- Market-rate, loft-style residential units
- Assisted living facility
- Multi-family units
- General office uses
- Services uses
- Limited indoor/outdoor recreational facility
- Restaurants (with or without liquor license)
- Retail
- Recreation center
- Charter schools, day care facility, etc.
- Limited light industry, specifically, assembling and packaging of articles
- Or, a mixed-use development, with the above elements

Uses that would not be considered include, but are not necessarily limited to:

- Rooming houses
- Hotels/Motels
- Trailer park
- Agricultural use
- “Big box” commercial

# CHRISTOPHER RHODES ELEMENTARY SCHOOL PROPERTY



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## RHODES ELEMENTARY SCHOOL PROPERTY

### Existing Condition

#### *Location*

The former Christopher Rhodes Elementary School is located at 110 Sherwood Avenue (Assessors Plat 288, Assessor's Lot 424) in the City of Warwick, and consists of one (1), single-story building formerly used as an elementary school located on 9.97 acres. The property consists of partially cleared and wooded land located in the Norwood neighborhood. A small stream and associated wetlands occupies the southeast corner of the property.



The site is bounded on the east, west and north by a well-established, densely populated residential neighborhood of 2-3 bedroom, well-kept homes. The average lot size in the surrounding area averages from 7,000 to 12,000 square feet with a few lots of close to 20,000 square feet. To the south, the site abuts the Nelson Aldrich Junior High School property but is separated by a wetlands system.

Vehicular access to the site is through local, neighborhood roads. Sherwood Avenue is the only vehicular access to and from the site. Two City roads dead end at the site from the west. Those are Putnam Street and Nelson Street, which presently provide

pedestrian access for the neighborhood. The City will work with the developer and the neighborhood to retain these pedestrian access points as well as assessing any proposal to utilize these streets as vehicular access to the site depending on the development.

#### *Existing Use*

The existing building is of concrete block construction with a steel frame and brick veneer. The structure is one (1) story, with a flat roof and measures 46,685 square feet, including a gymnasium, auditorium, cafeteria, classrooms and office space. There is existing striped parking for 96 vehicles.

The property was formerly used as an elementary school since its construction in 1952. In 2008, the Warwick School Department closed the school due to declining enrollment. The school building and associated property was transferred from the School Department to the City in April of 2012. It is presently not being utilized, and, due to the length of time the building has been vacant, the interior is in poor condition.

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### ***Zoning Summary***

The subject property is zoned Residential A-7. Within a ½-mile radius, a range of zoning uses is found, including Residential A-7, Residential A-7/PDR, Residential A-10, General Business (GB), Office (O), and Open Space (OS).

Further information is depicted in Appendix A, Figure A.

### ***Floodplain***

Information is as depicted in Appendix A, Figure B.

### ***Soils***

Information is depicted in Appendix A, Figure C.

### ***Wetlands/Topography***

Wetlands on the property, as interpreted from 1988 aerial photography, consist largely of Emergent Wetland: Marsh/Wet Meadow on the southeastern corner of the property, as depicted in Appendix A, Figure D.

Further information is depicted in Appendix A, Figure D.

### ***Asbestos Abatement/Rhodes Property Plans***

Asbestos remediation and/or removal has been completed in various locations throughout the Rhodes school facility from the 1990s through early 2000s. The asbestos remediation/removal reports are available for inspection in the Warwick Planning Department, City Hall Annex, 3275 Post Road, Warwick, Rhode Island 02886, during normal business hours of Monday through Friday, 8:30 a.m. to 4:30 p.m.

Various plans for the Rhodes property are available for viewing in the Warwick Planning Department. These plans are original paper copies.

### **Utilities**

#### ***Water***

The property is serviced by the Warwick Water Division.

#### ***Sewer***

The property is serviced with the municipal sewer system.

#### ***Oil/Natural Gas***

The Rhodes facility is serviced by both oil and natural gas.

Further information is depicted in Appendix A, Figure E.

While the City believes the above information regarding the Rhodes site to be accurate, it remains the responsibility of the applicant to confirm any and all information.

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## PROPOSED REUSES

In keeping with the City of Warwick's Comprehensive Plan 2033, *21<sup>st</sup> Century Warwick: City of Livable Neighborhoods*, the City has established specific goals to guide any proposed redevelopment plan for the former Christopher Rhodes Elementary School property:

- The reuse/renovation of the existing building is optional;
- The building may be razed;
- Minimize impacts of any redevelopment on the surrounding neighborhood;
- Increase development opportunities;
- Create new tax revenue from a formerly non-tax revenue use status;
- Ensure proposed uses are compatible with the surrounding area, following guidelines of reuse in the Comprehensive Plan;
- Preserve the residential character of the immediate area.

The parcel is presently zoned A-7 residential. The City envisions residential or mixed-use development on site. Uses that would be considered would include, but not be limited to:

- Traditional single-family subdivision
- Cluster subdivision
- Assisted living facility
- Multi-family units
- Outdoor recreational facility
- Recreation center
- Charter schools, day care facility, etc.

Uses that would not be considered include, but are not necessarily limited to:

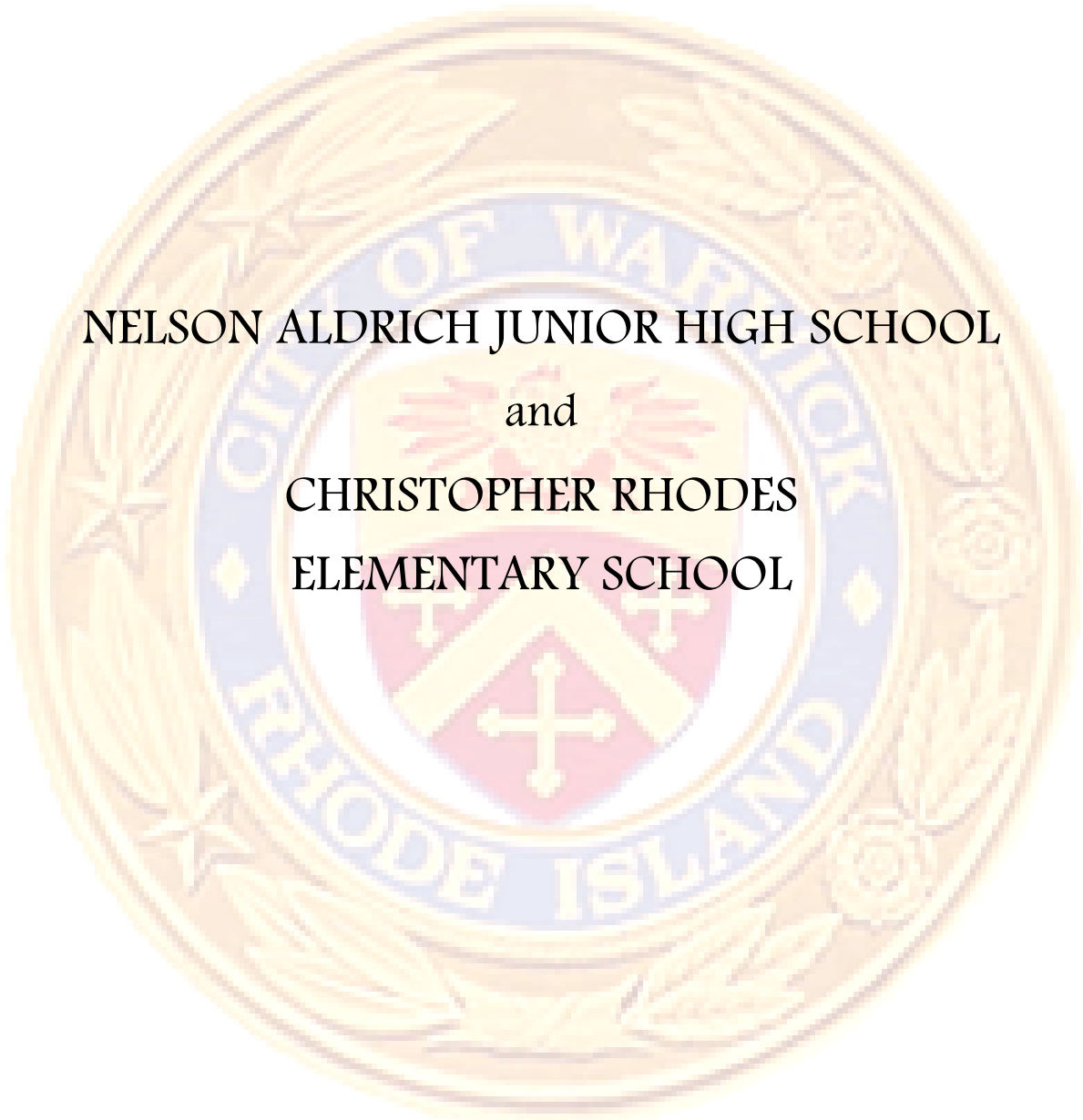
- Rooming houses
- Hotels/Motels
- Trailer park
- Agricultural uses
- Commercial/Retail uses

It should be noted that, while Aldrich Junior High School property proposals that include retention of the existing school building and significant exterior architectural features will receive stronger consideration, demolition of the Rhodes school building could be considered as part of any proposed reuse/redevelopment of the subject property.

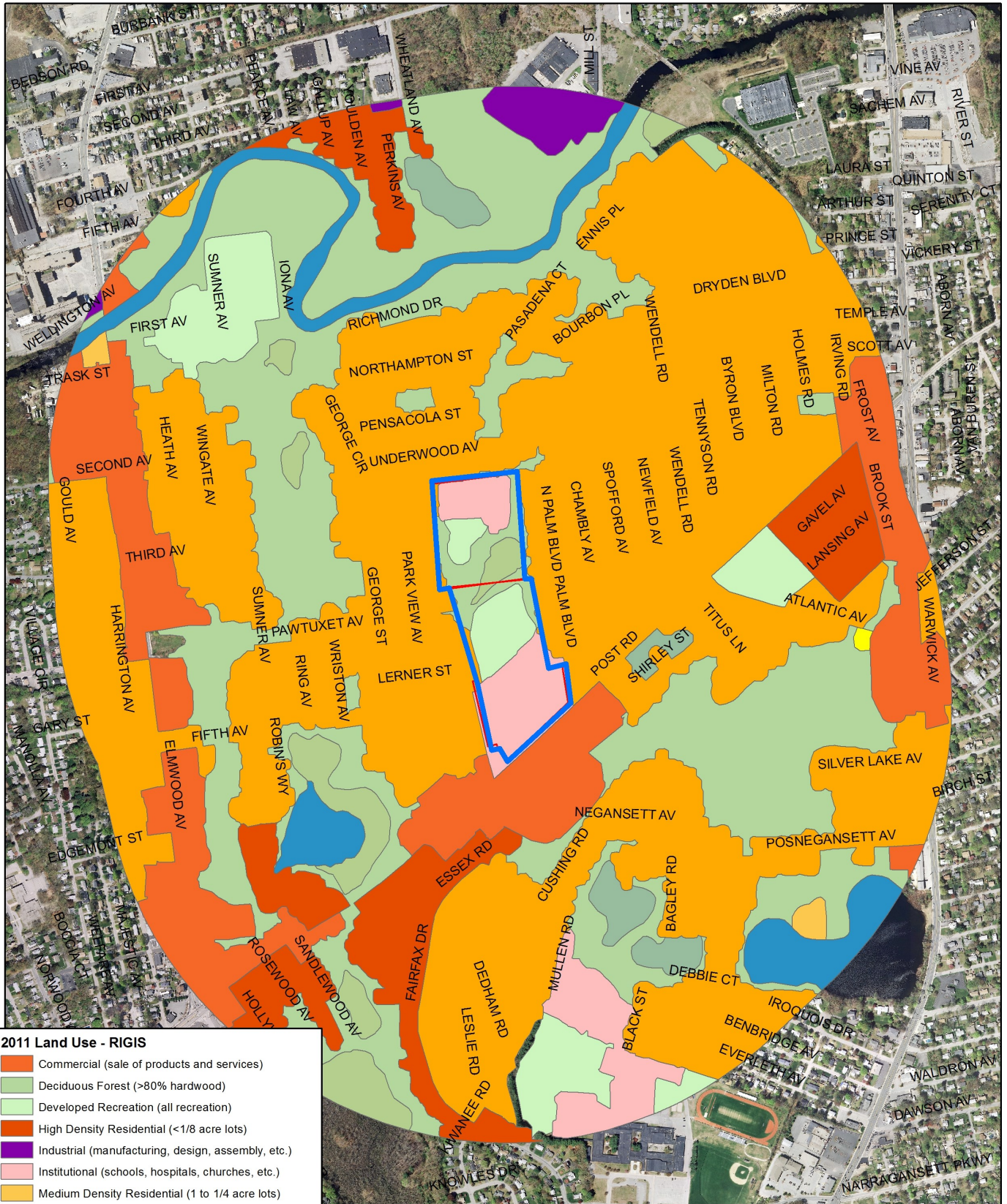


# APPENDIX A

NELSON ALDRICH JUNIOR HIGH SCHOOL  
and  
CHRISTOPHER RHODES  
ELEMENTARY SCHOOL



APPENDIX A, FIGURE A



**2011 Land Use - RIGIS**

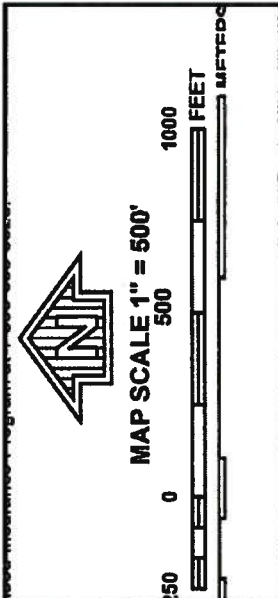
- Commercial (sale of products and services)
- Deciduous Forest (>80% hardwood)
- Developed Recreation (all recreation)
- High Density Residential (<1/8 acre lots)
- Industrial (manufacturing, design, assembly, etc.)
- Institutional (schools, hospitals, churches, etc.)
- Medium Density Residential (1 to 1/4 acre lots)
- Medium High Density Residential (1/4 to 1/8 acre lots)
- Medium Low Density Residential (1 to 2 acre lots)
- Mixed Forest
- Water
- Wetland


Aldrich Jr. HS/Rhodes Elementary Property  
 789 Post Road Warwick, RI  
 1/2 Mile Surrounding Land Use Map

0 750 1,500 3,000 Feet



APPENDIX A, FIGURE B



<b>NFIP</b>	PANEL 0018H
<b>FIRM</b>	
<b>FLOOD INSURANCE RATE MAP</b>	
<b>Kent County, Rhode Island (ALL JURISDICTIONS)</b>	
PANEL 18 OF 251 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)	
CONTAINS:	NUMBER 44509
COMMUNITY	PANEL 0018
WARRANTY/CITY OF	SUFFIX 11
	
MAP NUMBER 44003C0018H MAP REVISED OCTOBER 2, 2015 Federal Emergency Management Agency	

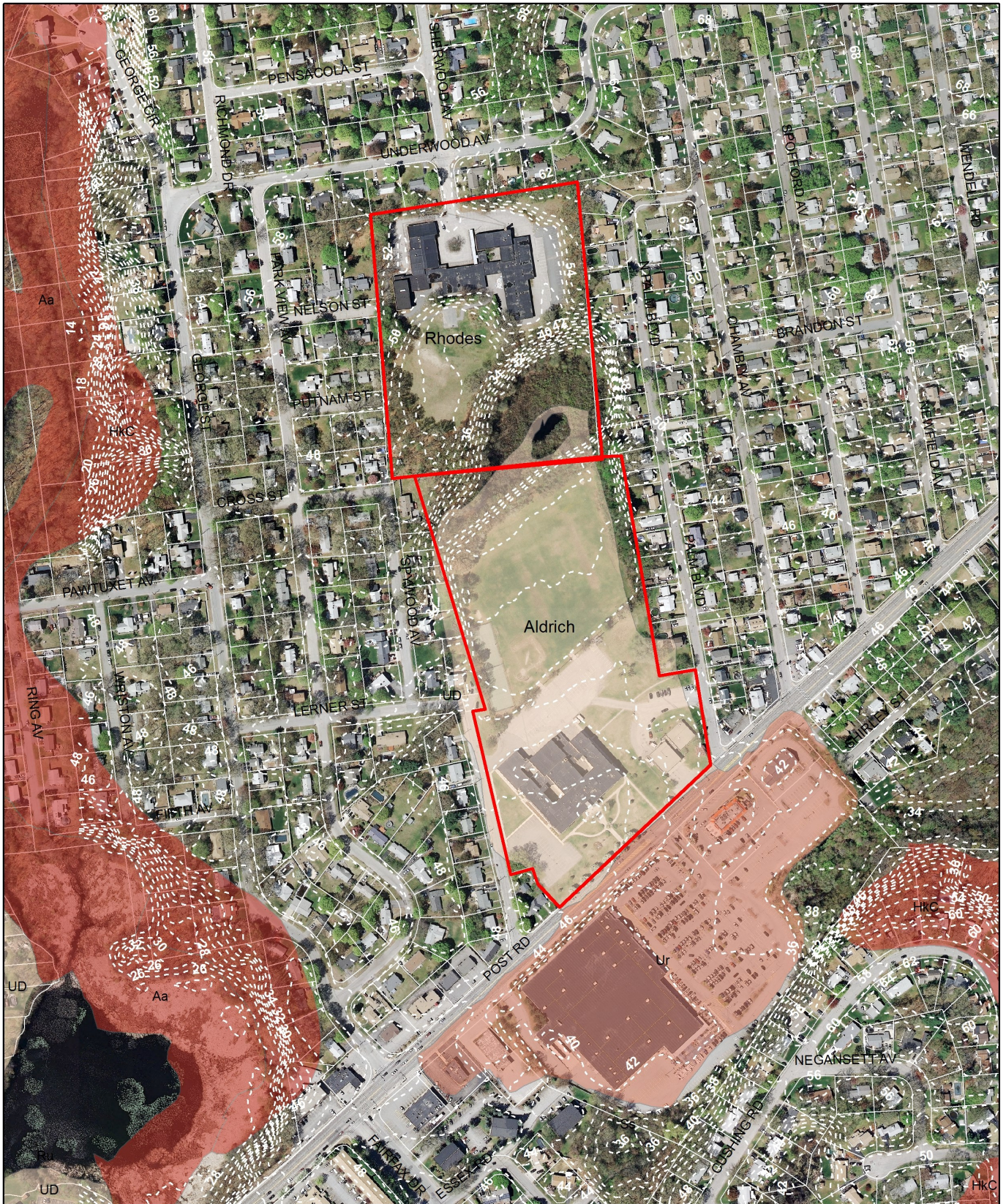
**NATIONAL FLOOD INSURANCE PROGRAM**

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.mfr.fema.gov](http://www.mfr.fema.gov)



289'000mE

APPENDIX A, FIGURE C



SOIL\_NAME

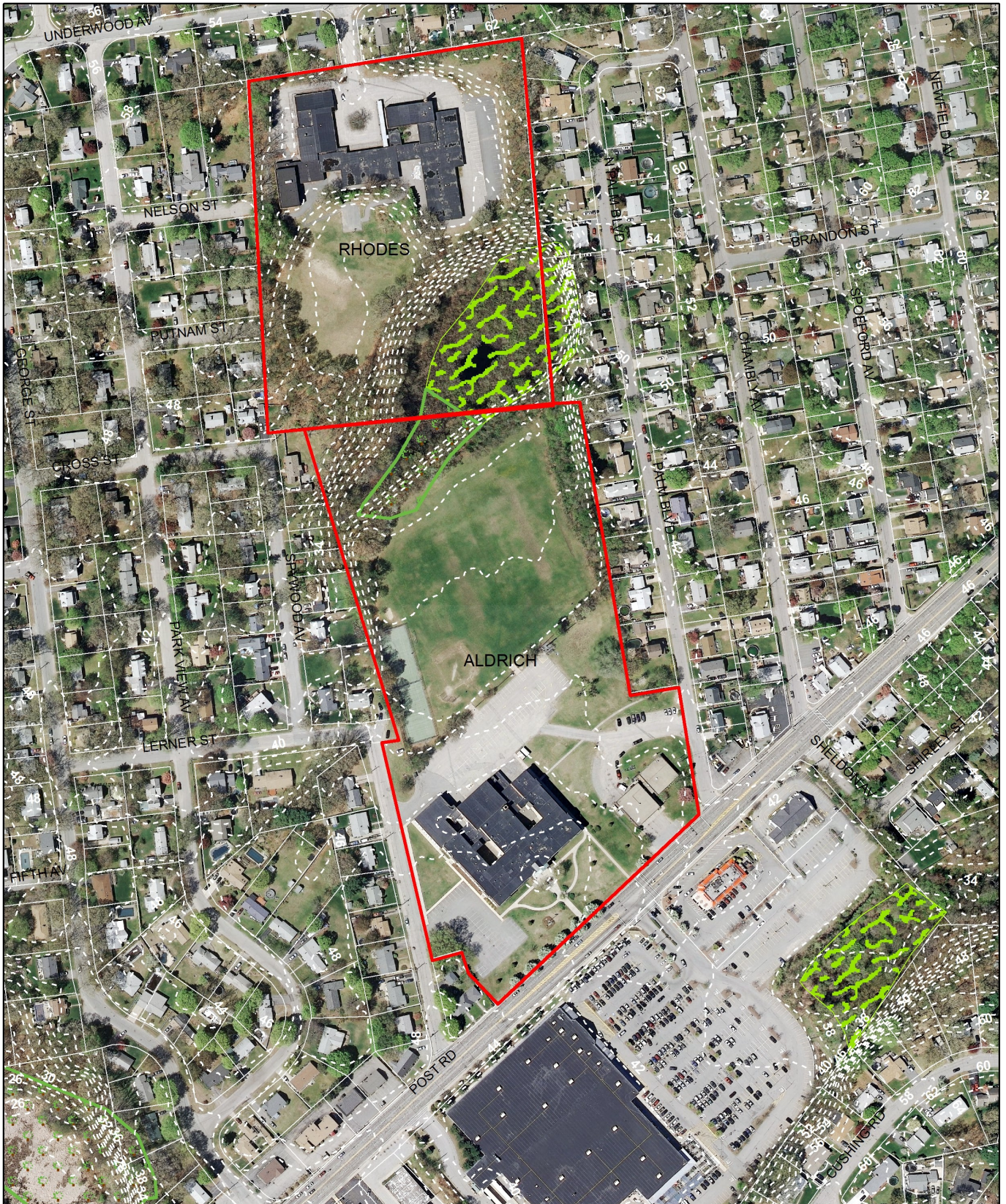
- Aa
- HkC
- UD
- Ur

Data: U.S. Department of Agriculture, Natural Resources Conservation Service - Rhode Island State Office


Aldrich Jr. HS/Rhodes Elementary Property (former)  
 789 Post Road Warwick, RI  
 Soils Map/Topo



APPENDIX A, FIGURE D



**Wetland Type**  
**DESCRIPTION**

-  Emergent Wetland: Marsh/Wet Meadow
-  Scrub-Shrub Swamp

RIGISWetlands as interpreted from 1988 aerial photography to one quarter acre polygon resolution by Cowardin 16 classification scheme.

Aldrich Jr. HS/Rhodes Elementary Property (former)  
789 Post Road Warwick, RI  
Wetlands Map

0 165 330 660 Feet



APPENDIX A, FIGURE E



- Water Lines
- Sewer Gravity
- Fire Hydrants

Aldrich Jr. HS/Rhodes Elementary Property (former)  
 789 Post Road Warwick, RI  
 Utilities



APPENDIX A. FIGURE F

**STREET INDEX:**  
PER R.I.G.L. 34-13-1  
POST ROAD  
PALM BLVD.  
RELPH STREET



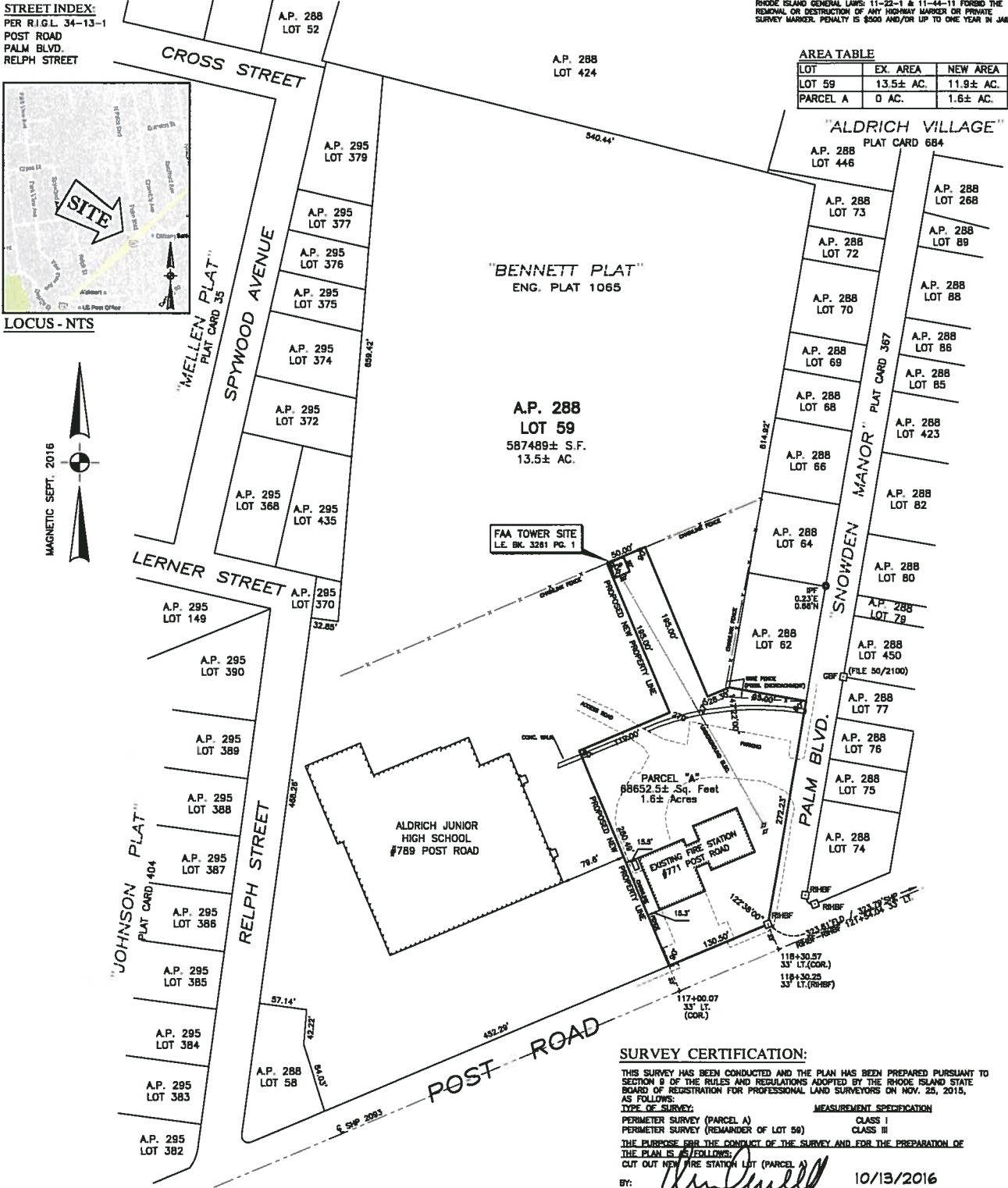
LOCUS - NTS



RIDGE ISLAND GENERAL LAWS: 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY MARKER OR PRIVATE SURVEY MARKER. PENALTY IS \$500 AND/OR UP TO ONE YEAR IN JAIL.

**AREA TABLE**

LOT	EX. AREA	NEW AREA
LOT 59	13.5± AC.	11.9± AC.
PARCEL A	0 AC.	1.6± AC.



**SURVEY CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
PERIMETER SURVEY (PARCEL A)	CLASS I
PERIMETER SURVEY (REMAINDER OF LOT 59)	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

CUT OUT NEW FIRE STATION LOT (PARCEL A)  
BY: *Marcus Charnell* 10/13/2016  
MARCUS CHARNELL, P.L.S., 81971 (05-243344) DATE

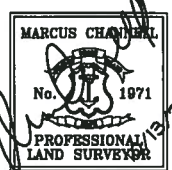
**NOTES:**

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE CERTIFICATION OF THIS SURVEY IS A PROFESSIONAL OPINION BASED ON THE EXISTING FIELD AND DOCUMENTARY EVIDENCE AVAILABLE AT THE TIME THIS SURVEY WAS PREPARED. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP IS SUBJECT TO AN OPINION OF TITLE. THIS SURVEY IS NOT A GUARANTEE OF TITLE.

LOTS SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

NO ATTEMPT WAS MADE AS PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY, PUBLIC SERVICE FACILITY, OR UTILITY SERVICE LINES ON/T/OVER/UNDER THE PROPERTY.

SURVEYOR DOES NOT STATE ANY OPINION REGARDING WHETHER THE OCCUPATION AND USES NOT IN CONFORMANCE WITH THE RECORD LINE OF TITLE HAVE RIPPENED TO PRESCRIPTIVE EASEMENTS OR ADVERSE TITLE.



**PRELIMINARY RESULTS**

**PROPOSED ADMINISTRATIVE SUBDIVISION  
ALDRICH JUNIOR HIGH SCHOOL**

A.P. 288 LOT 59  
789 & 771 POST ROAD  
WARWICK, RHODE ISLAND

PREPARED FOR:  
CITY OF WARWICK

PREPARED BY:  
SURVEY DEPT./ENG. DIV./WARWIC DPW

10/12/2016 (MC)

## APPENDIX A, FIGURE G

**TABLE 1. USE REGULATIONS**

The abbreviated terms used in this table shall have the following meanings:

Yes	The use is permitted by right within the district so designated.
No	The use is prohibited within the district so designated.
S	The use is allowed by special use permit only if approved by the zoning board of review in accordance with subsection 906 of this ordinance.
A	The use is deemed to be an amendment of the zoning ordinance and is allowed only if approved by the city council following the same procedure in subsection 1007.

Footnotes appear at the end of this table.

The provisions of this ordinance shall not be construed so as to limit or interfere with the construction, installation, operation and maintenance for public utility purposes of water and gas pipes, mains, conduits, electric light and electric power transmission and distribution lines, telephone lines, cable television lines, oil pipe lines, sewer mains, and incidental appurtenances and installations.

Buildings within the district may be constructed, altered, enlarged, or reconstructed for one or more of the uses as listed in the Table of Use Regulations and uses customarily considered accessory to such uses with certain additional location and size requirements:

Zoning Districts	OS	A-40	A-15	A-10	A-7	O	W B	GB	LI	GI	Inter-modal	Gate-way	Village District	
100	Residential uses:													
101.	Detached single-family dwelling unit	No	Yes	Yes	Yes	Yes	Yes (1)	No	Yes (1)	No	No	No	No	Yes
102.	A two-family, three-family or four-family dwelling in a development containing four or less dwelling units	No	No (3)	No (3)	No (3)	No (3)	No	No (3)	No	No	No	No	No	Yes
102.1	A multifamily dwelling in a development containing between five and ten dwelling units	No	No	No	No	No	No (3)	No	No (3)	No	No	Yes (23)	Yes	S
103.	Two-family and multiple-family dwelling in a development containing ten or more dwelling units	No	No (3)	No (3)	No (3)	No (3)	No	No (3)	No	No	Yes	Yes	No	
104.	Congregate elderly	No	S	S	S	S	S (2)	No	S (2)	No	No	No	No	Yes



	housing containing between two and ten dwelling units		(2)	(2)	(2)	(2)									
105.	Congregate elderly housing containing more than ten dwelling units	No	No (3)	No (3)	No (3)	No (3)	No (3)	No	No (3)	No	No	No	No	No	No
106.	Roominghouse	No	No	No	No	No	No	No	Yes	No	No	No	No	No	No
107.	Room for less than three boarders	No	S (4)	S (4)	S (4)	S (4)	Yes (4)	No	Yes (4)	No	No	No	No	No	No
107.1	Bed and breakfast for up to four guests	No	S	S	S	S	S	No	Yes	No	No	No	No	No	Yes
108.	Mobile home, mobile home park, or trailer park	No	No	No	No	No	No	No	No	No	No	No	No	No	No
109.	Community residence	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No	No	No	No	No
200	Agricultural uses:														
201.	Raising of crops (commercial and noncommercial)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No
202.	Commercial greenhouse	No	S (5)	S (5)	S (5)	S (5)	S	No	Yes	Yes	Yes	Yes	No	No	No
203.	Sales place for flowers, garden supplies, agricultural produce conducted partly or wholly outdoors	No	No	No	No	No	S	No	Yes	Yes	Yes	Yes	No	No	No
204.	Raising and keeping of animals and livestock	S (5)	S (5)	S (5)	S (5)	S (5)	S (5)	S (5)	S (5)	S (5)	S (5)	S (5)	No	No	No
300	Office uses:														
301.	Medical offices, excluding clinic	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes	No	Yes	S
302.	Clinic	No	No	No	No	No	S	No	Yes	Yes	Yes	Yes	No	Yes	No
303.	Law office, accountant, architect or other nonmedical professional person	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes (25)	Yes	Yes
304.	Real estate, insurance, travel	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes (25)	Yes	Yes

	agency, advertising or similar agency office														
305.	General office use	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes (25)	Yes	Yes (17)
306.	Bank, trust company or similar financial institution with drive-in window	No	No	No	No	No	S	No	Yes	Yes	Yes	Yes	No	Yes	Yes (18)
307.	Bank or other financial institution without drive-in window	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes (25)	Yes	Yes
308.	Research and development laboratory, testing facility for environmental or medical purposes, or facility excluding radioactive and chemical or biological processes	No	No	No	No	No	S	No	S	Yes	Yes	Yes	S (25)	S	No
309.	Biological technologies, including rDNA (recombinant deoxyribonucleic acid), cell fusion, and novel bioprocessing techniques; including related research into processes that promote health diagnostics and therapeutics, agricultural biology including plant genetics for food purposes, environmental remediation techniques, and	No	No	No	No	No	No	No	S	S	S	S	S (25)	S	No

		manufacture of instruments that assist in biological research													
400	Service uses:														
	401.	Barbershop, beauty salon	No	No	No	No	No	S	No	Yes	No	No	Yes (24)	Yes	Yes
	402.	Laundry and dry cleaning, pickup, self-service cleaners, and laundromat	No	No	No	No	No	S	No	Yes	No	No	Yes (24)	Yes	S
	403.	Shoe repair, tailoring shop, or other similar establishment	No	No	No	No	No	Yes	No	Yes	No	No	Yes (24)	Yes	Yes
	404.	Television, radio, or other household appliance repair	No	No	No	No	No	Yes (6)	No	Yes (6)	Yes	Yes	No	No	Yes
	405.	Instant copy and printing shops, photographer's studio, and photo processor shops	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes (24)	Yes	Yes
	406.	Arts or crafts studio (no sales)	No	No	No	No	No	Yes (6)	No	Yes (6)	Yes	Yes	No	No	Yes
	407.	Veterinary establishment and kennel	No	No	No	No	No	S	No	Yes	Yes	Yes	No	Yes	Yes
	408.	Mortuary, undertaking or funeral home establishment	No	No	No	No	No	S	No	Yes	No	No	No	No	S
	409.	Locksmith	No	No	No	No	No	Yes (6)	No	Yes (6)	Yes	Yes	No	Yes	Yes
	410.	Caterer	No	No	No	No	No	Yes (6)	No	Yes (6)	Yes	Yes	No	Yes	S
	411.	Hotel or motel	No	No	No	No	No	S	S	Yes	S	S	Yes (25)	Yes	S
	412.	Public gathering hall, theater, and auditorium	No	No	No	No	No	S	No	Yes	S	S	Yes	Yes	Yes (19)
	413.	Indoor commercial recreation facility including health	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes (25)	Yes	S

	club and private club														
414.	Outdoor commercial recreation facility, including amusement park, and sports center not elsewhere classified, driving range, pitch & putt, miniature golf, or similar activity	No	No	No	No	No	No	No	S	No	No	No	S	No	
414.1	Outdoor recreation limited to driving range, miniature golf, pitch & putt, batting cages and/or little league baseball facilities	No	No	No	No	No	Yes (15a)	No	S	S	S	No	S	No	
415.	Golf course (excluding driving range, pitch & putt, miniature golf, or similar establishment)	Yes	S	S	S	S	No	No	No	No	No	No	No	No	
416.	Coin-operated amusement establishment	No	No	No	No	No	No	No	S	No	No	Yes (24)	S	S	
417.	Massage establishment	No	No	No	No	No	No	No	S	No	No	No	No	S	
418.	Marina, yacht club	No	No	No	No	No	No	Yes	No	No	No	No	No	S	
419.	Vehicle rental agency	No	No	No	No	No	No	No	S (7)	S (7)	S (7)	Yes (14b), (16a)	Yes	No	
420.	Carwash	No	No	No	No	No	No	No	S (7)	Yes (7)	Yes (7)	No	No	No	
421.	Gas station (no repairs), may include convenience and/or grocery retail	No	No	No	No	No	No	No	S (7)	S (7)	S (7)	No (16a)	S	No	
422.	Service station (with repairs)	No	No	No	No	No	No	No	S (7)	S (7)	S (7)	No	No	No	
422.1	Auto body repair shop	No	No	No	No	No	No	No	No	S (7)	S (7)	No	No	No	
423.	Boat repairs,	No	No	No	No	No	No	Yes	S (7)	S (7)	S (7)	No	No	No	

		painting or storage							(7)						
	424.	Building trades contractor, oil and fuel service, or similar establishment	No	No	No	No	No	Yes (6)	No	Yes (6)	Yes	Yes	No	No	No
	424.1	Landscaping and tree service	No	No	No	No	No	S (6)	No	Yes (6)	Yes	Yes	No	No	No
	425.	Cesspool company	No	No	No	No	No	No	No	S	S	S	No	No	No
	425.1	Other service establishment	No	No	No	No	No	S	No	S	S	S	S (24)	S	S
500		Retail uses:													
	501.	Restaurant (with liquor license)	No	No	No	No	No	No	S	Yes (6)	S	S	Yes	Yes (24)	Yes (20)
	501.1	Nightclub	No	No	No	No	No	No	S	S	S	S	S (24)	S	S
	502.	Restaurant (without liquor license)	No	No	No	No	No	S	S	Yes (6)	S	S	Yes (24)	Yes	Yes (20)
	503.	Fast food restaurant	No	No	No	No	No	No	No	Yes (6)	No	No	Yes (15b), (24)	Yes	Yes (21)
	503.1	Retail trade— Neighborhood establishment, 2,000 square feet GFA or less	No	No	No	No	No	Yes	Yes	Yes	No	No	Yes (23)	Yes	Yes
	503.2	Retail trade— Community-wide establishment, more than 2,000 square feet GFA	No	No	No	No	No	No	No	Yes	Yes	No	Yes (24)	Yes	S (22)
	505.	New or used vehicle sales, with service or outdoor display (excluding boats)	No	No	No	No	No	No	No	S (7) (26)	S (7)	S (7)	No	No	No
	507.	New or used boat sales, with service or outdoor display	No	No	No	No	No	No	Yes (7)	S (7)	S (7)	S (7)	No	No	No
	508.	Marine equipment, fishing and tackle store, bait shop	No	No	No	No	No	No	Yes	Yes (6)	No	No	No	No	Yes
	509.	Open air market or outdoor sales and display, mobile or otherwise	No	No	No	No	No	No	No	S	No	No	No	No	S

	50X	Adult entertainment	No	No	No	No	No	No	No	No	No	S (12)	No	No	No
	510.	Other retail establishment	No	No	No	No	No	No	No	Yes (6)	No	No	Yes (24)	Yes	S
600		Transportation, communication and utility uses:													
	601.	Airport or heliport	No	No	No	No	No	No	No	No	No	No	S	No	No
	602.	Bus or railroad passenger station	No	No	No	No	No	No	No	S	S	S	Yes	No	S
	603.	Automobile parking lot or parking garage for private passenger cars (as a principal use)	No	No	No	No	No	No	No	S	Yes	Yes	S (25)	S	Yes
	604.	Truck, bus, taxi, or other commercial vehicle terminal yard or building for storage and servicing of such	No	No	No	No	No	No	No	S	Yes	Yes	No	No	No
	605.	Radio and television transmission station including towers	No	No	No	No	No	No	No	S (13)	Yes (13)	Yes (13)	No	No	No
	606.	Radio or television studio	No	No	No	No	No	Yes	No	Yes	Yes	Yes	No	No	No
	607.	Electrical transformer station and substation, gas regulator station, water and sewer pumping station, and telephone exchange station as a principal use and not elsewhere classified in this table	No	S	S	S	S	S	S	S	Yes	Yes	No	S	S
	608.	Electric power plant	No	No	No	No	No	No	No	No	No	S	No	No	No
	609.	Nuclear power plant	No	No	No	No	No	No	No	No	No	No	No	No	No
	610.	Other utility, utility station, receiving or transmitting device or tower, or satellite dish antenna as a principal use and	No	No	No	No	No	No	No	S (8)	S (8)	S (8)	No	No	No

		not elsewhere classified in this table													
	611.	Telecommunication facility, including towers (15)	No	No	No	No	No	No	No	A (8), (14a)	A (8), (14a)	A (8), (14a)	No	No	No
700.	Institutional uses:														
	701.	Religious place of worship, including rectory, parsonage, convent and monastery	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes (24)	Yes	Yes
	702.	Social community or recreation center	No	S	S	S	S	S	No	Yes	No	No	No	Yes	Yes
	703.	Other use with religious purposes	No	No	No	No	No	S	No	Yes	No	No	No	No	S
	704.	Hospital, including hospital for mental, drug, or alcohol treatment but excluding animal hospital	No	No (9)	No (9)	No (9)	No (9)	No (9)	No	Yes	S	S	No	No	No
	704.1.	Family day care home, as defined	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No	No	No	Yes
	704.2.	Day care facility, as defined	No	S	S	S	S	Yes	Yes	Yes	Yes	Yes	Yes (24)	Yes	Yes
	705.	Extended care, convalescent, rest, or nursing home	No	S	S	S	S	S	No	Yes	S	S	No	No	S
	706.	Preschool and kindergarten	No	S	S	S	S	Yes	No	Yes	S	S	Yes (24)	Yes	S
	707.	Primary or grammar and junior high school or middle school, public, parochial or private school providing compulsory education, including uses listed in 706 when located in the same facility	No	Yes	Yes	Yes	Yes	Yes	No	Yes	S	S	No	No	S
	708.	High school, including	No	Yes	Yes	Yes	Yes	Yes	No	Yes	S	S	No	No	No





		fabricating, processing, assembling or packaging of:													
		1. Food and beverage products	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
		2. Clothing but not textile manufacture	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
		3. Paper and paper board products	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
		4. Drugs	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
		5. Leather goods, excluding footwear	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
		6. Electric and electronic equipment including audio, video, computer, and office machines	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
		7. Engineering and scientific instruments and supplies	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
		8. Medical and dental instruments and supplies, including optical instruments and lenses but excluding laboratory testing	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
		9. Photographic equipment and supplies	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
		10. Watches, clocks, and clockwork mechanisms	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
		11. Jewelry, insignia, emblems,	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No

		badges, notions, and costume jewelry, but excluding electroplating													
	12.	Musical instruments	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	13.	Sporting goods and toys	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	14.	Art supplies, including pens, pencils, and similar products	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	15.	Signs and advertising devices	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	16.	Miscellaneous products including umbrellas, parasols, canes, brooms, and brushes	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
803.		Bottling of beverages	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
804.		Distribution center, parcel delivery center, delivery warehouse	No	No	No	No	No	No	S		Yes	Yes	No	No	No
805.		Laundry, dry cleaning plant	No	No	No	No	No	No	S		Yes	Yes	No	No	No
806.		Printing, binding, publishing and related arts and trades	No	No	No	No	No	No	S		Yes	Yes	No	No	No
807.		Ministorage and miniwarehouse facility	No	No	No	No	No	No	S	S		Yes	No	No	No
808.		Processing and packaging of fish or fish products	No	No	No	No	No	S	No		Yes	Yes	No	No	No
809.		Wholesale business and storage in roofed structure or outdoors, but not including wholesale	No	No	No	No	No	No	No	Yes (6)	Yes (11)	Yes (11)	No	No	No

		storage of flammable liquids, gas or explosives													
	810.	Storage warehouse, cold storage plant, storage building, but not including storage of junk, scrap metal, rags, waste paper and similar materials	No	No	No	No	No	No	No	S	Yes	Yes	No	No	No
	811.	Open-lot storage of new building materials, machinery, and metals, but not junk, scrap and wastes	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No
	812.	Open-lot storage of coal, sand, or other similar material	No	No	No	No	No	No	No	S	Yes	No	No	No	No
900	General industry:														
	901.	Dismantling or wrecking of used motor vehicles and storage or sale of dismantled, inoperative or wrecked vehicles or their parts	No	No	No	No	No	No	No	No	No	S	No	No	No
	902.	Stone cutting, shaping, and finishing, in completely enclosed buildings	No	No	No	No	No	No	No	No	S	Yes	No	No	No
	903.	Textile mill	No	No	No	No	No	No	No	No	S	Yes	No	No	No
	904.	Plaster of Paris or ceramic products manufacture	No	No	No	No	No	No	No	No	S	Yes	No	No	No
	905.	Asphalt or concrete plant	No	No	No	No	No	No	No	No	S	S	No	No	No
	906.	Sand and gravel operation	No	No	No	No	No	No	No	No	S	S	No	No	No
	907.	Manufacturing, welding, fabricating,	No	No	No	No	No	No	No	No	Yes	Yes	No	No	No

	processing, assembling or packaging or other industrial operation, but the following are expressly prohibited:														
	1. Acid manufacture.														
	2. Cement, concrete, lime or gypsum manufacture.														
	3. Explosives or fireworks manufacture.														
	4. Glue manufacture.														
	5. Incineration of solid waste or dead animals.														
	6. Petroleum refining.														
	7. Stockyard.														
	8. Landfill or underground injection well for hazardous materials.														
908.	Open-lot storage of secondhand lumber or other used building material	No	No	No	No	No	No	No	No	No	S	No	No	No	
909.	Open-lot storage of junk, scrap, paper, rags or other salvage articles	No	No	No	No	No	No	No	No	No	S	No	No	No	
910.	Hazardous waste management facility (14)	No	No	No	No	No	No	No	No	S	S	No	No	No	

Footnotes:

(1) Subject to all the dimensional requirements in the A-7 district.

(2) Subject to the requirements of subsection 502.

(3) Eligible for PDR or PDR-L overlay designation, subject to all the requirements for planned district residential (PDR) and (PDR-L) planned district residential - limited in subsection 308.

- (4) Provided that the rooms are offered by an owner-occupant of the dwelling unit and are located in the principal dwelling; that boarders do not have access to separate kitchen facilities; and that the requirements of subsection 601.3 shall govern.
- (5) Provided that raising and keeping of animals and livestock is by an owner-occupant of the property which shall consist of a minimum of five contiguous acres in the same ownership.
- (6) Outdoor storage or overnight parking in excess of five vehicles or in excess of 25 percent of the lot devoted to outdoor storage of equipment or materials accessory to the principal use shall require a special use permit in accordance with subsection 906.
- (7) In addition to required dimensional regulations, permitted and special use permit uses shall require a minimum of 10,000 square feet, with 100 feet of frontage and 100 feet of lot width.
- (8) Any satellite dish antenna as a principal use shall be subject to the requirements of subsections 601.9 and 906.
- (9) Eligible for overlay designation institutional-health care, subject to all the requirements of subsection 306.
- (10) Eligible for overlay designation institutional-educational, subject to all the requirements of subsection 307.
- (11) Retail or display areas within wholesale establishments shall be limited to 1,000 square feet of net floorspace.
- (12) Provided that such use shall have a setback of 200 feet from all residence districts and school buildings.
- (13) Provided that such use shall not interfere with the airport hazard zone.
- (14) See Definition 200.76.
- (14a) Subject to all of the requirements of Special Regulations Section 506 Telecommunications Facilities.
- (14b) Vehicle rental agency with on site storage is prohibited.
- (15) Telecommunications facilities co-located on existing public properties may be allowed in residential zoning districts only upon approval of the use by the city council.
- (15a) For parcels of ten acres of land or larger only. If the parcel is less than ten acres, then a special use permit is required.
- (15b) Fast food restaurant with drive-through window shall be prohibited.
- (16) Any sports or amusement machine or device, whether or not registering a score and whether or not its operation demands skill or chance or both, such as pool tables, billiards tables, video or computer type games, air games, marble machines, mechanical grab machines and all games, operations or transactions similar thereto, whether or not operated by the insertion of a coin, slug, token, plate, or disc, shall be allowed as an accessory use to the principal use of an indoor commercial recreational facility.
- (16a) Airport related service uses located within the Intermodal zone and directly abutting Pot Road at the time of the effective date of this ordinance [Ordinance No. O-98-44] shall be allowed to expand within the limits of their property and abutting properties held in the same ownership at the time of the effective date of this ordinance [Ordinance No. O-98-44]. For the purposes of this ordinance airport related uses shall be defined in Table 1. Use regulations as #421 gasoline station and #419 vehicle rental agency, which may consist of such accessory uses as vehicle storage, fuel pumps, motor vehicle maintenance, vehicle washing, and sales of rental vehicles.
- (17) Special Use Permit required for general office use greater than 3,000 square feet GFA.

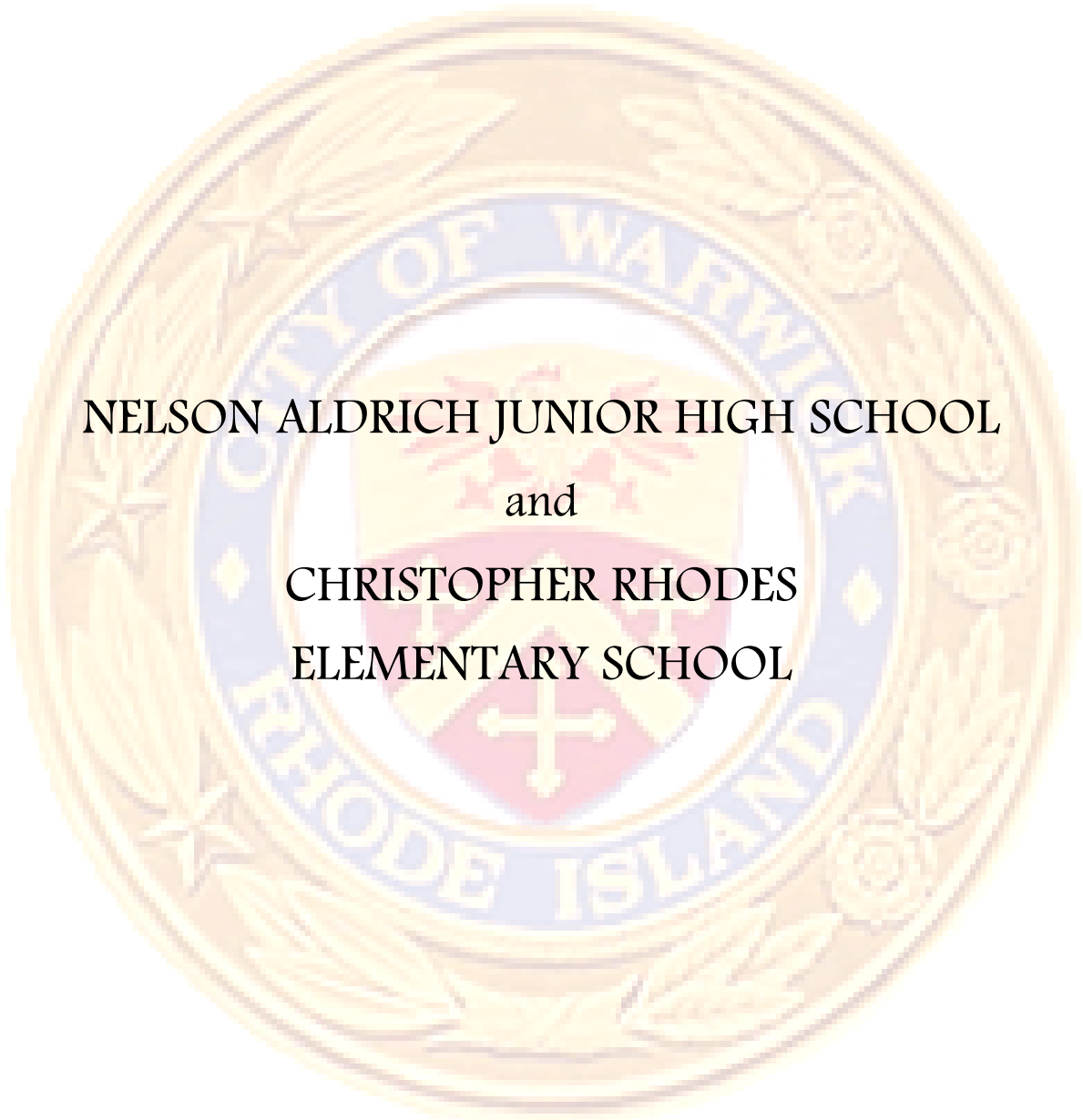
- (18) No more than one drive thru lane permitted, with a width of 11 feet and a canopy height no less than 10'6" and no greater than 12 feet. Additional bank machines may be provided for pedestrian walkup access, provided such access is safe for pedestrian circulation.
- (19) Special Use Permit required for public gathering hall, theater or auditorium with more than 350 seats.
- (20) Special Use Permit required for restaurants exceeding 3,000 square feet GFA and restaurants, cafes or other places serving prepared foods that may be served or sold from windows serving the sidewalk, or at tables and chairs outside the establishment. All outdoor seating and serving areas are allowable only by special permit and are subject to approval for use of the public sidewalk and/or right of way, if applicable.
- (21) Fast food establishments shall be 2,000 square feet GFA or less, drive thru windows are prohibited. All requirements for serving prepared food from windows serving the sidewalk or tables and chairs outside the establishment shall be as in Footnote (20).
- (22) "Big Box" and Retail establishments 10,000 square feet GFA or larger are prohibited.
- (23) Subject to planning board approval as a component of a larger mixed-use development within a multistory building. This use is prohibited as a principal use.
- (24) Allowed as a component of mixed-use development within a multi-story building with this actual use code composing no more than 25 percent of the total gross floor area of the entire building. This use is prohibited as a principal use within a new single story structure. This use may be approved as an interim use within a single story building or structure which was lawfully existing or established prior to January 2012 if approved by the Planning Board in conformance with the WSDD design standards and the Zoning Board as a special use permit, if applicable.
- (25) Allowed within a building that is at least two stories in height. This use may be approved as an interim use within a single story structure which was lawfully existing or established prior to January 2012 subject to approval by the planning board in conformance with the WSDD design standards.
- (26) Auto body repair allowed as a component of a new or used vehicle sales development, provided the parcel is at least 3.75 acres in area with frontage on a state road or highway. If the parcel consists of multiple lots, all lots must be dedicated to actual Use Code 505. New or Used Vehicle Sales. The auto body repair facility shall be set back a minimum of 100 feet from all residential or open space zoning districts and shall consist of no more than 20 percent of the total gross floor area of all the buildings on the parcel dedicated to actual use Code 505. This use is prohibited as a principal use.

# APPENDIX B

NELSON ALDRICH JUNIOR HIGH SCHOOL

and

CHRISTOPHER RHODES  
ELEMENTARY SCHOOL





Cafeteria, Aldrich Junior High School





Typical Classroom, Aldrich Junior High School



**Hallway in Building Addition, Aldrich Junior High School**



**Gymnasium, Aldrich Junior High School**



Auditorium, Main Level, Aldrich Junior High School



Detail of light fixture, Auditorium, Aldrich Junior High School



View of Main Lobby, Aldrich Junior High School



**Exterior View, Aldrich Junior High School**



**Wind Shear Abutting Back Parking Lot, Aldrich Junior High School**





Exterior, Rhodes Elementary School Property



Exterior, Rhodes Elementary School Property



Exterior, Rhodes Elementary School Property



Front Entrance, Rhodes Elementary School Property



**Classroom, Rhodes Elementary School**



Hallway, Rhodes Elementary School