

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
ECONOMIC DEVELOPMENT CORPORATION**



**QUONSET DAVISVILLE PORT & COMMERCE PARK
DEVELOPMENT REGULATIONS**

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Section 1.00. Purpose.

The purpose of these regulations is to outline the various controls placed on the development of the Quonset Davisville Port & Commerce Park (Quonset/Davisville, or the premises).

The Rhode Island Economic Development Corporation (RIEDC) is aware of the benefits inherent in the development of Quonset/Davisville. The controls represent a commitment by RIEDC to a well-planned industrial park, and recognize the growing scarcity of land, materials, and fuel, and increasingly more complex land use, environmental and pollution controls. RIEDC controls emphasize compatibility amongst industrial operations. Moreover, compatibility between Quonset/Davisville and existing activities and character of the Town of North Kingstown (Town), provides for efficient industrial and business operations, and maintains a human scale and values.

The controls are divided into the four sections: Protective Controls adopted by the RIEDC; Quonset/Davisville Development Restrictions; Quonset/Davisville Standards for Industrial Performance; and Development Review Policy.

The RIEDC also recognizes that these standards may not be readily adaptable to all development situations. The Quonset/Davisville staff will, therefore, work very closely with business clients to understanding and adapt these standards to site-specific development situations.

Property owners should be aware that until the Town modifies its zoning regulations for the Quonset/Davisville area, close coordination with the Town's Planning and Zoning Departments is strongly recommended.

The Division of Planning should be contacted if there are any questions regarding these standards. The full resources of the Division are available to provide information and clarification regarding a development project.

Quonset/Davisville is designed to provide prime sites for quality industrial development, offices, education, and light industry, to create new job opportunities for Rhode Island workers and to preserve and enhance the quality and integrity of Rhode Island's natural environment while providing a significant and enduring contribution to the well being of the State's economy. To insure that individual components of the overall development scheme utilize the

Quonset/Davisville site's unique resources to optimum advantage and that development proposals are executed in full harmony with the above goals of environmental integrity and economic advancement, these regulations are hereby adopted for Quonset/Davisville.

Section 2.00. Legal Authority.

These rules and regulations are promulgated pursuant to the requirements and provisions of R.I.G.L. §42-64-7(16) and the Administrative Procedures Act, R.I.G.L. § 42-35-1 et seq., and particularly § 42-35-3.

Section 3.0. Protective Controls.

3.01. Approval of Plan.

No building or structure shall be erected, constructed, or placed upon the premises or so altered as to change the location, exterior dimensions, or appearance of the same unless plans are submitted to and approved by RIEDC. These plans shall be based on the Quonset/Davisville Development Restrictions, Section 4.0 et seq. Plans shall include, but shall not be limited to, elevations and construction materials; site development, including planting; building location; and locations of required yards, walks, drives, parking areas, lighting and signs. The RIEDC shall act upon the plans within thirty (30) days of receipt, indicating approval, rejection, or recommendations for modifications.

3.02. Development Restrictions.

Any use established or changed to, and any building, structure, or land developed, constructed or used for, any permitted principal use or accessory use, shall comply with all of the performance standards contained in the Quonset/Davisville Development Restrictions, Section 4.0 et seq. No change in performance standards shall invalidate any existing use if such a use was in compliance with standards existing at the time of commencement of that use. If any existing use of buildings or other structures is extended, enlarged, or reconstructed, the performance standards shall apply with respect to such extended, enlarged, or reconstructed portion or portions of such use, building or structure.

3.03. Commencement of Construction.

If, after the expiration of six (6) months from the date of delivery of a deed from the RIEDC, a grantee shall not have begun, in good faith with reasonably complete arrangements to carry through to completion the development of the property pursuant to plans approved by the RIEDC under the foregoing restrictions and provisions, **the RIEDC shall have the option to repurchase the property for the price paid by the party which acquired the same from RIEDC.** The RIEDC may extend the six (6) month period whenever it deems it desirable to do so. The RIEDC's option must be exercised in writing within one

year after it accrues; otherwise, the option shall expire. Any extension pursuant to this clause shall extend the RIEDC's right of repurchase in the same manner as contemplated after the expiration of the first six (6) months.

3.04. Subdivision.

The premises shall not be subdivided without the approval of the RIEDC, its successors and assigns, or its duly authorized representative. **No part of the premises which is left unimproved may be leased, re-sold, or otherwise disposed of without being first offered in writing for resale to the RIEDC at the same price per square foot at which any portion of the premises were sold by the RIEDC to the party which acquired the same from the RIEDC.**

3.05. Additions to Buildings.

Any addition to the buildings or future improvements to a site shall conform to these provisions and shall be subject to the approval of the RIEDC.

3.06. Injunctive Relief.

The RIEDC may obtain injunctive relief to enjoin the violations of any of these provisions without prejudice to any of its other legal or equitable remedies.

3.07. Duration of Controls.

These protective controls and all conditions, restrictions, and covenants running with the land shall be in full force and effect for a period of forty (40) years from the date of their recording.

3.08. Utility Easement.

The RIEDC reserves the right to construct underground utility facilities and install and maintain pipes and conduits. The RIEDC also reserves the right to maintain all existing utility facilities within existing utility easements. New easements through an area shall not be more than twenty (20) feet in width and the subsequent owners or any lessees of the premises or any portion thereof, agree to execute any and all instruments necessary and reasonable for the further development of the premises, including the granting of easements of no more than twenty (20) feet in width, provided no such easement shall interfere with any building planned for, or constructed on, the premises by the subsequent owner or lessee.

3.09. Construction.

The RIEDC shall have the power to interpret the provisions of these regulations, to decide any disputes that arise, and to supply an omission or reconcile any

inconsistency in these regulations in such manner and to such extent as it shall deem necessary or desirable. All determinations made by the RIEDC shall be final and binding on all applicants requesting approvals.

3.10. Plan Approval.

Upon the completion of the construction of a building or other structure on the premises, it shall be conclusively presumed, insofar as any bonafide purchaser or mortgagee is concerned, that the location of the building or other structure has been approved by RIEDC and that all plans, specifications and details of such buildings or other structures which have been constructed on the premises and all other plans and restrictions referred to herein, have been approved in writing by RIEDC unless there shall have been recorded in the Records of Land Evidence a notice to the effect that such approval has been withheld.

3.11 Certificate of Compliance.

Upon the granting of any approvals pursuant to the terms of these regulations, RIEDC will stamp the final plans submitted by the applicant with a red-ink signed approval block to serve as a certificate of compliance.

Section 4.0. Development Restrictions.

4.01. General.

(a) Permitted Uses.

1. The following categories of industrial use shall be permitted, subject to approval by the RIEDC: Research laboratory, manufacturing, storing, processing, treating, fabricating, packaging, wholesale distribution or assembly activities, offices and any other uses determined by the RIEDC to be compatible with approved development plans for Quonset/Davisville.

2. No building or structure shall be erected, reconstructed, enlarged or moved for any use other than that which is permitted herein, nor shall any building, structure or land be used for any other use than is permitted herein.

(b) Performance Standards. All permitted uses shall conform to the performance standards set forth in Appendix A, attached and incorporated by reference.

(c) Conduct of Activities. Except for the loading and unloading of freight cars, trucks, boats, and airplanes, and the parking of vehicles, all uses shall be conducted wholly within a building and/or structure. Open storage is permitted subject to obtaining prior written approval from the RIEDC.

4.02. Set-Backs and Building Intensity.

(a) Maximum Site Coverage. New buildings may not occupy more than fifty (50) percent of the total land area on sites three (3) acres or more. On sites less than three (3) acres, the new building may not occupy more than forty (40) percent of the total land area. Not more than eighty (80) percent of the total land area of any lot may be covered by impervious materials, including structures, unless otherwise required by standards established through other state agency mandates such as the Rhode Island Coastal Resources Management Council.

(b) Set-Backs.

1. Front yard: No new building shall be within fifty (50) feet from the front property line.

2. Rear yard: No new building shall be within thirty (30) feet of the rear property line.

3. Side yard: No new buildings shall be within thirty (30) feet from the side property lines; except with respect to a corner lot, no new building shall be within fifty (50) feet from the property line.

4. The set-back requirement may be modified by the RIEDC in instances where the proposed new structure will be within two hundred (200) feet measured along the street line of existing structures having less than the required fifty (50) foot set-back.

(c) Height of Structures. New structures may require the review of the FAA to ensure their height is consistent with FAA regulations.

4.03. Site Improvements and Landscaping.

(a) Construction Landscaping.

1. All new buildings erected shall be of substantial construction, of a design and type satisfactory to RIEDC, and shall employ construction materials and methods authorized under the Rhode Island State Building Code.

2. Energy efficiency of buildings. All new permanently enclosed and heated structures constructed on the site shall conform to the standards for thermal and lighting efficiency contained in the R.I.G.L. § 23-27.3-7, as the same may be amended from time to time.

(b) Landscaping.

1. The Front Yard Setback Area of each site shall be landscaped with an effective combination of street trees, trees, ground cover and shrubbery. All unpaved areas not utilized for parking shall be landscaped in a similar manner. The entire area between the front lot line and a line thirty (30) feet from and parallel with the front lot line shall be landscaped, except for any access driveways in said area.

2. Side and Rear Yard Setback areas not used for parking or storage shall be landscaped utilizing ground cover and/or shrub and tree materials.

3. Undeveloped areas proposed for future expansion shall be maintained in a safe, clean, and sanitary condition, i.e. grass should be planted to prevent the blowing of dust or sand.

4. Areas used for parking shall be landscaped and/or fenced in such a manner as to interrupt or screen said areas from view from access streets, freeways, and adjacent properties. Plant materials used for this purpose shall consist of lineal or grouped masses of shrubs and/or trees.

(c) Paved Areas. All areas subject to vehicular and/or pedestrian traffic shall be paved with a durable material. Areas to be paved of eight (8) percent or greater average slope (finished grade) shall employ porous asphalt paving materials to facilitate storm water drainage.

(d) Lighting. Suitable illumination shall be provided for parking and pedestrian areas to be utilized at night. Light sources shall be shielded so as to conform with standards for glare contained in Appendix A.

(e) Maintenance. The original construction and appearance of the site and all buildings and improvements on the premises shall be maintained in good repair and in safe, clean and sanitary condition and shall conform to all federal, state, and municipal statutes, ordinances, and regulations.

(f) Storage.

1. All permitted uses and accessory activities shall be confined within completely enclosed buildings, with the exception of off-street parking spaces, off-street loading berths, accessory fuel storage, and employee recreational facilities. In addition, the temporary outdoor storage of materials, equipment or vehicles in an orderly manner is permitted in any areas other than required front, rear, or side yards, provided such outdoor storage does not exceed fifteen (15) feet in height or occupy more than ten (10) percent of the area of the lot, and is effectively screened from any adjacent boundary, as in the case of parking areas.

2. Solid Waste. Sufficient and suitable solid waste storage separation and transfer facilities, including structural enclosures where appropriate, are to be provided and properly maintained, preferably at the rear of any building. Such facilities may be permitted in the side yards of a building provided that the facilities are properly secured and completely screened from all street and adjacent lots.

3. Fuel. Storage of fuel, oil or other bulk fluids must conform to applicable provisions of the Rhode Island Fire Safety Code, R.I.G.L. § 23-18.1 et seq.

(g) Parking. Off-street parking facilities shall be provided in accordance with the following schedule:

1. Industrial uses: The greater of one space for every two employees (at peak employment) or five hundred (500) square feet of gross floor area.

2. Office space use: One space for every two hundred (200) square feet of net office space.

3. Commercial: Five and one-half (5.5) parking spaces per thousand (1,000) square feet of gross floor area.

(h) Loading Facilities.

1. For every twenty thousand (20,000) square feet (or fraction thereof) of floor area above four thousand (4,000) square feet, there shall be at least one off-street loading space for industrial uses, at least twelve (12) feet wide, fifty (50) feet long, with fourteen (14) feet height clearance if covered. RIEDC may approve smaller loading docks if it finds that only smaller trucks requiring less space will be used for a period of ten (10) years.

2. Loading facilities located on the side of a building facing a street shall be screened from view from the street unless such facilities are entirely enclosed within buildings.

3. Any loading or unloading in front of the building shall be prohibited.

(i) Sign Regulations.

1. All outdoor signs shall conform to applicable federal and state statutes and regulations.

2. Signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold on the site.

3. The following types of signs will be permitted, subject to the approval of the RIEDC:

A. Horizontal wall signs, otherwise known as belt or face signs, excluding signs painted on the wall itself.

B. Parapet signs, including signs on the top of a canopy or marquee. No sign shall project above the roofline of any structure.

C. Plaque signs attached to the face of a building in close proximity to the main entrance and bearing the firm's name or trademark.

D. All necessary directional signs on the lot occupied by the building to which such signs pertain.

E. Signs which are part of the building architecture.

4. No sign shall exceed a maximum area of more than three (3) square feet for each running foot of the face of the building displaying such signs, and a maximum projection of no more than twelve (12) inches from the face of the building. Plaques shall have a maximum area of eight (8) square feet.

5. Any spotlight or similar illumination shall be directed or shielded so as to conform to standards for glare contained in Appendix A. No flashing or animated signs will be allowed.

(j) Screening of Uses. Wherever screening of uses is required by these regulations, it shall be approved by the RIEDC, of uniform appearance and adequate year-round type.

(k) Procedure for Variance. The RIEDC may grant variances from these development restrictions, so long as they are not contrary to the public interest nor inconsistent with Quonset/Davisville Development Plan.

Section 5.0. Development Review Policy.

The objective of the RIEDC is to lease or sell land at Quonset/Davisville. Given this objective, the RIEDC will allow the maximum possible freedom in site layout and design. However, individual designs must be consistent with general design criteria and environmental quality of the area.

To assure consistency, a design review team will meet with the developer to review the plans and their compliance with the RIEDC's design objectives. These design objectives are presented in outline form on the following page. They are sufficiently general so that the developer's particular needs can be integrated in the RIEDC's design objectives. Subsequent meetings will be held to review major elements of the proposed development and to assist the developer in achieving these objectives.

These meetings are intended to cover the following elements:

5.01. Initial discussion concerning overall objectives.

- (a) Development package and required drawing presented to perspective developer by Management and Planning (M&P).
- (b) Discussion of development restrictions.
- (c) Discussion of design review and standards.

5.02. Review of conceptual development plan.

- (a) Submission of required drawings by perspective developer (2 copies).
- (b) Review by M&P and Engineering.

5.03. Specific meeting with developer, M&P, and Engineering to review site development plan, building design, construction material, plumbing, HVAC, electrical, and construction scheduling.

5.04. Plan approved by M&P and Engineering.

- (a) Submission of plans to Local Building Official and State Building Commissioner.
- (b) Approval of plans by Local Building Official and State Building Commission.
- (c) State Fire Marshal requires two (2) sets of plans.
- (d) Local Fire Marshall requires plans for fire alarms.
- (c) Issuance of building permit.

5.05. To facilitate review of development, the following required drawings (minimum size 18" x 24") must be submitted:

- (a) Site Plans.
 - 1. Location – legal;
 - 2. Names and addresses of applicant and designer of the plans;
 - 3. Scale of plan;
 - 4. Date, North arrow, contours at two (1', 2') intervals;

5. Boundary line of property and total acreage encompassed thereby;
 6. Location, widths and names of all existing or proposed streets, railroads and utility rights-of-way, parks, and other public structures, buildings or permanent easements within two hundred (200) feet of the developer;
 7. Existing sewers, water mains, culverts, and other underground facilities within the tract, indicating pipe sizes, grades, manholes, and locations;
 8. Location, arrangement, and dimensions of automobile parking spaces, width of aisles and bays, and angle of parking;
 9. Drainage system and sanitary sewer;
 10. Location, height, and materials of walls, fences, and landscaping;
 11. Lighting;
 12. Ground cover, finished grades, slopes, banks and ditches;
 13. Location and general exterior dimensions of signs;
 14. The stages, if any, to be followed in the construction of building.
- (b) Architectural.
1. Floor Plan(s) – scale suitable to accurately show building, interior spaces, wall thickness, openings, and dimensions;
 2. Elevations – scale suitable to show exterior features and details such as, but not limited to, relationships and treatment of exterior masses.
- (c) Structural. Plan(s) including foundation, floor, and roof plans at a scale suitable to accurately show how building will be constructed; sprinkler or fire protection system; fire alarm.
- (d) Plumbing.
- (e) HVAC.
- (f) Electrical.

Section 6.0. Design Objectives.

6.01. Site Development Plan.

(a) Environmental Safeguards. During construction, measures should be taken to mitigate or prevent impacts to sensitive areas and areas already developed or to be developed. Depending upon the specific circumstances, methods to mitigate or prevent impacts may, without limitation, include erosion checks such as bailed hay or straw, and dust control measures such as tillage, malting, matting or temporary vegetation cover.

(b) General Provisions. The design review team will examine the specifications for site development furnished by the developer's architect and engineer, to focus on measures designed to mitigate or prevent site development impacts. The team may suggest appropriate measures for implementation.

6.02. Landscaping.

(a) General. Landscaping will be used to assist in unifying the diverse elements of the buildings and site development. In addition, landscape planning should include provisions for energy conservation. Landscaping should consider present or future use of solar energy by buildings. The design review team will assist the developer's architect and engineer in identifying solar considerations.

(b) Specific.

1. Species of trees and shrubs to be planted should be compatible for Rhode Island and for soil and drainage characteristics of the site. The design review team will furnish the developer's architect and engineer with a list of suitable plants if desired.

2. Planting schemes should consider such plant characteristics as height and foliage, especially as related to energy conservation and solar access. The design review team will assist in this evaluation.

6.03. New Building Construction.

(a) General. RIEDC encourages the development and use of solar energy. Development should not preclude the present or future use of passive and/or active solar energy. The design review team will assist in the evaluation of solar access.

(b) Building design and construction should conform to Rhode Island Building Code, including the Code for Energy Construction in New Building Construction. In addition, future regulations proposed by the Department of Energy regarding energy performance standards for new buildings may affect building at Quonset/Davisville.

6.04. Architectural Design. Building and site design will be reviewed for architectural character and compatibility with existing and future structures. The criteria will include but will not be limited to the following: choice of materials, scale of building, integration with landscape, and use of signs and graphics.

APPENDIX A

QUONSET DAVISVILLE PORT AND COMMERCE PARK STANDARDS FOR INDUSTRIAL PERFORMANCE

1. Generally. No structure shall be erected for any industrial use or occupied for industrial use, and no land shall be used for industrial purposes, unless such industrial use and operation has been certified in accordance with these standards.
2. Administration of Certification.
 - A. The Director of the Department of Economical Development shall have the authority to make a finding of probable compliance with the performance standards contained in Section 6. In making the determination, the Director shall base his recommendations upon the information contained in the Environmental Review Form (ERF), advisory opinions of the various state agencies, and, where the need arises, professional engineering assistance.
 - B. The ERF was formulated in an effort to assist prospective industrial tenants in evaluating the potential impacts of their development. It serves as a coordination mechanism for organizing state agencies with regulatory responsibilities for insuring compliance with the performance standards in Section 6.
 - C. In areas where state agencies lack the jurisdiction or expertise, an evaluation conducted by an independent registered professional engineer having a recognized knowledge of and competency in industrial process and operations will be required by the Director if the Director has concerns regarding the compliance of the proposed use and/or activity with these performance standards.
3. Plans and Specifications.
 - A. In order to determine the probable compliance of a proposed industrial use with the performance standards of Section 6, the Director may require submission of plans and specifications of any proposed machinery, operations, and techniques to be used to meet the Section 6 standards; provided, however, that no applicant shall be required to reveal any patented or proprietary processes.
 - B. The Director may also require such evidence as may be pertinent to establishing reasonable assurance that the proposed use will comply with Section 6, including expected levels or quantities of noise, radiation, vibration, liquid or solid wastes, air pollution, heat, and glare or other nuisances as set forth in Section 6 in terms easily comparable with the values given in that section.

- (1) In cases where correction devices are to be used, they shall be stated, and examples of such correction devices in use will be given with such illustrations as are necessary to clearly convey the methods used.
 - (2) Examples of similar industrial operations in actual use with photographs, technology and explanation, as may seem appropriate to the Director to clearly convey the type of use and its performance.
4. Affidavit from Applicant. The Director shall require an affidavit from the applicant acknowledging his understanding of the Section 6 standards and the applicant's continuing agreement to comply with these standards.
 5. Issuance of Certificate. The Director shall issue a certificate upon determination that a proposed industrial operation complies with Section 6.
 6. Establishment of Standards for Industrial Performance

The following minimum standards are established for industrial performance within the Quonset Davisville Port & Commerce Park:

A. Noise.

(1) Noise shall be measured with a sound level meter meeting the standards of the American National Standards Institute (ANSI S1. 1961) "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale and the meter to the slow response. Measurements shall be conducted in accordance with ANSI S1. 2-1962 "American Standard Method for the Physical Measurements of Sounds."

(2) Table I specifies the noise limits that apply on or beyond adjacent lot lines or zone boundaries outside the user's property. Noise shall not exceed the maximum sound levels specified in Table I, except as designated on the following page. Where more than one specified sound level applies, the most restrictive shall govern. Measurements may be made at points of maximum noise intensity.

Table I	
<u>Noise Level Restrictions</u>	
<u>Maximum Permitted</u>	<u>Measured Across</u>
<u>Sound Level dBA*</u>	<u>and Outside</u>
55	Residential and office parks lot lines

<u>Maximum Permitted</u>	<u>Measured Across</u>
<u>Sound Level dBA*</u>	<u>and Outside</u>
60	Business and technical light industrial lot lines
65	Heavy industrial district boundary lines
*In any residential zone, the weighted sound levels shall not exceed 55 dBA during the hours of 7 a.m. and 9 p.m. and shall not exceed 45 dBA during the hours of 9 p.m. to 7 a.m.	

(3) The levels specified in Table 1 may be exceeded by 10 dBA for a single period, no longer than fifteen (15) minutes, in any one day.

(4) For impact noise levels, the values in Table 1, increased by 20 dBA, shall apply. For purposes of this appendix, impact noises shall be considered to be those noises whose peak values are more than 6 dBA higher than the values indicated on the sound level meter.

(5) Exemptions. The following uses and activities shall be exempt from the noise level regulations:

- (a) Noises not directly under the control of the property user.
- (b) Noises emanating from construction and maintenance activities between 7 a.m. and 9 p.m.
- (c) The noises of safety signals, warning devices, and emergency pressure relief valves.
- (d) Transient noises of moving sources such as automobiles, trucks, airplanes and railroads.

B. Vibration. Ground transmitted vibration shall be measured with an accelerometer or complement of instruments capable of recording vibration displacement and frequency, particle velocity, or acceleration simultaneously in three mutually perpendicular directions. The maximum permitted vibration levels are as detailed in Table II.

(1) No vibration at any time shall produce a maximum peak particle velocity that exceeds the following values measured on or beyond the appropriate lot or district boundaries given below:

Table II			
Maximum Peak Particle Velocity (inches/second)			
<u>Measured on or Beyond</u>			
Residential**			
Character of	Adjacent	Commercial	or Office
<u>Vibration*</u>	<u>Lot Line</u>	<u>District Boundary</u>	<u>District Boundary</u>
Steady State	0.10	0.50	0.20
Impact	0.20	0.10	0.40

** Between the hours of 7 p.m. and 7 a.m., all of the permissible vibration levels indicated in the previous table for residential district boundaries shall be reduced by 50%.

(2) For purposes of this appendix, steady-state vibrations are vibrations that are continuous, or vibrations in discrete impulses more frequent than sixty (60) per minute. Discrete impulses not exceeding sixty (60) per minute shall be considered impact vibrations.

C. Fire and Explosion Hazards. All operations, activities and uses shall be conducted so as to comply with applicable provisions of the Rhode Island Fire Safety Code.

D. Glare. All operations, activities and uses shall be conducted so as to comply with the performance standards governing glare prescribed below.

(1) Illumination levels shall be measured with a photoelectric photometer having a spectral response similar to that of the human eye, following the standard spectral luminous efficiency curve adopted by the International Commission on Illumination.

(2) Uses subject to performance standards shall not produce glare so as to cause illumination in residential districts in excess of 0.5 footcandles. Flickering or intrinsically bright sources of illumination shall be controlled so as not to be a nuisance in residential districts. Exterior lights shall reflect light away from property in any residential district.

(3) Uses subject to performance standards shall limit the use of light sources and illuminated surfaces within 500 feet of, and visible in, a residential district to comply with the light intensities in Table III.

Table III		
Maximum Intensity of Light Sources		
<u>USE</u>		
Commercial, Sources	Office Park	Industrial
Intensity		
Bare incandescent bulbs	15 watts	40 watts
Illuminated buildings	15 footcandles	30 footcandles
Back lighted or luminous background signs	150 footlamberts	250 footlamberts
Outdoor illuminated signs and poster panels	25 footcandles	50 footcandles
Any other unshielded Sources, intrinsic brightness	50 candles per square centimeter	50 candles per square centimeter

E. Heat. Any use producing heat shall be shielded so that no increase in the ambient temperature can be recorded on or beyond the property line of any residential or office properties.

F. Air Pollution. All operations, activities and uses shall be conducted so as to comply with all applicable regulations for the prevention, control and abatement and limitation of air pollution established by the Rhode Island Department of Environmental Management (RIDEM).

G. Water Pollution.

(1) Sewage and water-borne wastes shall be deposited in the Quonset/Davisville sewage system shall be subject to the RIEDC Sewer Treatment System User Regulations. All effluent discharged into the Quonset/Davisville sewage system shall comply with the applicable pretreatment standards established by the United States Environmental Protection Agency (USEPA) and/or the RIEDC.

(2) Effluent not discharged into the Quonset/Davisville sewage system shall be disposed of in a manner acceptable to the RIDEM, and the design, installation and operation of all subsurface wastewater disposal systems shall be approved by the Director of RIDEM.

(3) Effluent discharged into a surface water body shall require issuances of a National Pollutant Discharge Elimination System (NPDES) permit by the USEPA and RIDEM.

H. Radioactive Materials. The handling of radioactive materials, the discharge of such materials into the air and water, and the disposal of radioactive wastes shall be in conformance with the applicable regulations of the United States Nuclear Regulatory Commission and rules and regulations for the control of radiation established by the Rhode Island Department of Health.

I. Wetlands. Areas classified as “wetlands” by (FILL IN RIGL cite), as amended, shall be subject to the provisions of that law

J. Historic Preservation. All property identified as historically significant in the memorandum of agreement between the Rhode Island Historic Preservation Commission and the RIEDC shall be subject to the provisions contained in that agreement.

K. Resource Allocation. Development of the property shall take into consideration the availability of water and energy supply. To the extent feasible, the developer shall make efficient use of such resources.

L. Solid and Hazardous Waste. Develops shall conform to RIDEM regulations.