

CHAPTER 2022-1

No. 1 AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE CERTAIN TEXT IN ARTICLE 12

Approved January 13, 2022

Be it ordained by the City of Providence:

SECTION 1: Chapter 27 of the Code of Ordinances of the City of Providence, Entitled "The City of Providence Zoning Ordinance," approved November 24, 2014, as amended, is hereby further amended by making the following changes, with deletions struck out and additions underlined:

ARTICLE 12. USES

1200 Prohibited Uses

F. The following uses are expressly prohibited in all districts.

- a. Billboard/outdoor advertising.
- b. Halfway house.
- c. Industrial uses of the following types: abrasive, asbestos and miscellaneous nonmetallic mineral product manufacture; acid manufacture; agricultural chemicals including fertilizer manufacture; bulk storage of liquefied natural gas; bulk storage of liquid propane gas; cement, lime, gypsum or plaster of paris manufacture; creosote manufacture or treatment; drop forge industries; glue manufacture; leather and fur tanning and finishing; manufacture and storage of explosives; manufacture of noxious or toxic gases and chemicals; nuclear industries manufacturing; petroleum refining; primary metal industries; processing of sauerkraut, vinegar or yeast; pulp mills and paper mills; rendering or refining of fats or oils; rubber or gutta percha manufacture or treatment; tobacco and tobacco products manufacture.
- d. Landfill and garbage dump including offal or dead animal.
- e. Prison/correctional institution.
- f. Racetrack.
- g. Slaughterhouse, excluding the killing of fowl.
- h. Stock yard/feeding pen
- i. Waste incineration facility

I HEREBY APPROVE.

Mayor

Date:

1204 Use Definitions

Z. Tank Farm. The storage of chemicals, petroleum products, ethanol products, ~~propane products~~, hazardous materials, and similar substances in aboveground or belowground storage containers designed for wholesale distribution. This does not include liquefied natural gas or liquified propane gas.

SECTION 2: This ordinance shall take effect upon passage.

IN CITY COUNCIL
DEC 02 2021

FIRST READING
READ AND PASSED.

Tina L. Mastrianni

ACTING

IN CITY
COUNCIL
JAN 06 2022
FINAL READING
READ AND PASSED

JOHN J. IGLIOZZI, PRESIDENT

Tina L. Mastrianni

CLERK

ACTING



City Plan Commission
Jorge O. Elorza, Mayor

October 21, 2021

Councilman Nicholas Narducci
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Shawn Selleck, City Clerk

Re: Referral 3501 – Prohibition of propane storage

Sponsor: Councilman Pedro Espinal

Dear Chairman Narducci,

The sponsor is proposing to amend the zoning ordinance, Section 1200—prohibited uses, and Section 1204—use definitions. The amendment would add bulk storage of liquid propane gas to the list of uses prohibited in all zones in section 1200.F.c. The definition of tank farm in Section 1204.Z would eliminate storage of propane products from the definition, effectively prohibiting it in all zones.

The only bulk storage of liquid propane is in the W-3 zone along the Providence River waterfront. The fuel is transported from a large storage tank. Unlike other prohibited uses, such as petroleum refining and acid manufacture, this use doesn't involve processing on site.

The comprehensive plan and zoning ordinance stress the importance of compatibility of uses with the immediate surroundings. The CPC found that rather than prohibited, this use could be subject to a Special Use Permit (SUP), with criteria to determine the appropriateness of their location. The SUP criteria would review a use for its effect on the value of surrounding property and the health and welfare of the community. Other criteria could be imposed, such as those related to fire safety or leak protection, air pollution, transportation pollution and the ability to adapt the infrastructure to other fuels.

DEPARTMENT OF PLANNING AND DEVELOPMENT
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RECOMMENDATION

On a motion by Commissioner Bilodeau, seconded by Commissioner Verdi, the CPC voted to recommend that the City Council should not prohibit the subject use, but have it be subject to Special Use Permit. In addition to the special use permit criteria, other criteria that could be imposed include those related to fire safety or leak protection, air pollution, transportation pollution and the ability to adapt the infrastructure to other fuels.

The CPC voted as follows:

Aye: H. Bilodeau, N. Verdi, M. Quezada, M. Cordero, M. Gazdacko, C. West

Sincerely,



Choyon Manjrekar
Administrative Officer

Douglas R. Victor, Chair
Elmwood and South Providence Crime Watch
103 Princeton Avenue, Providence RI 02907

November 2, 2021

Mr. Nicholas Narducci, Chair City Council Committee on Ordinances
444 Westminster Street, Suite 3A
Providence, RI 02903-3215

Dear Mr. Narducci and Ordinance Committee Members:

I am writing to express my total support to prohibit the bulk storage of liquid propane in Providence.

This applies to: An Ordinance in Amendment of Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance," Approved November 24, 2014, As Amended, to Change Certain Text in Article 12. (This amendment would prohibit bulk storage of liquid propane gas in all zones.)

I present to you the following reasons for my support:

Safety:

1) Although strict regulations exist set by OSHA and the Compressed Gas Association may apply, propane is an explosive listed as a 2.1 hazard class.

To that point, please read the following:

Hazard Class: 2.1 (Flammable gas) FLAMMABLE GAS Stop flow of gas and use water spray to disperse vapors. POISONOUS GASES ARE PRODUCED IN FIRE. CONTAINERS MAY EXPLODE IN FIRE. ...

Propane may form an ignitable vapor/air mixture in closed tanks or containers.

2) Flames, sparks and static discharge may occur related to mismanagement, oxidizing materials and decomposition .

3) Propane poisoning results in pain, numbness, convulsions, diarrhea and rapid loss of consciousness.

As we all now know too well, sitings of bulk propane storage would probably inevitably end up in the Port of Providence. This would not be acceptable by any measure. Nor, would it be acceptable for sitings to be realized in any other part of Providence.

Our residential neighborhoods, as well as our environment deserve the protection that this ordinance, if passed, would provide. A support vote for this ordinance is required.

Thank you.

Douglas R. Victor, Chair,
Elmwood and South Providence Crime Watch

