

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1981-6

No. 89 **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1977-15 OF THE ORDINANCES OF THE CITY OF PROVIDENCE APPROVED APRIL 18, 1977 AND ENTITLED, "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR FEDERAL HILL EAST"

Approved February 26, 1981

*Be it ordained by the City of Providence:*

1. That Chapter 1977-15 of the Ordinances of the City of Providence approved April 28, 1977, entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Federal Hill East Project" as amended by Chapter 1977-48 of the Ordinances of the City of Providence, Approved December 9, 1977, and as also amended by Chapter 1979-2 of the City of Providence, approved January 22, 1979, and as also amended by Chapter 1980-26 of the City of Providence, approved May 3, 1980, be and the same is hereby amended as follows:-
  - A. The following list of properties (Attachment A) is hereby added to proposed acquisition list in Paragraph E.2. entitled, "Proposed Acquisition" as contained in and set forth in page 15 of that certain booklet entitled, "Federal Hill East, Official Redevelopment Plan, 1977", which is a part of the aforementioned ordinance as amended to date.
  - B. Insert the following Section F.1.c. entitled, "C-1 Limited Commercial Zone" as contained in and set forth in Page 28 of that certain booklet entitled, "Federal Hill East" Official Redevelopment Plan which is part of the aforementioned Ordinance as amended to date.
  - c. C-1 Limited Commercial Zone
    - (1) Permitted Uses

C-1 Limited Commercial uses of the Zoning Ordinance of the City of Providence shall be permitted. Any permitted use shall be approved by the Agency and the Agency in its sole discretion shall have the right of approval. Any permitted residential use shall be subject to all applicable controls specifically set forth in the R-4 Multiple Residence Zone and subject to all applicable regulations and controls of the Zoning Ordinance of the City of Providence as amended to date.
    - (2) Development Controls for Permitted C-1 Uses
      - (a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks, and Building Height:

Shall be governed by the applicable provisions of the Zoning Ordinance as amended to date.

- (b) Building Construction: The construction of buildings shall conform to the regulations set forth in the Building Ordinance, as amended to date.
- (c) Permitted Signs:
  - (1) Number of Signs Permitted: A maximum of (2) signs shall be permitted, including any plaques and signs which are integrated into the building's architecture. This limitation shall not include directional signs nor signs for multiple-unit buildings where the same number of signs will be allowed for each business.
  - (2) Subject Matter: Signs shall pertain only to the identification of the business conducted within the building, to the product sold, or to the direction of visitors. No pictures or samples shall be permitted on a sign except as a part of a trademark. No flashing or animated signs shall be permitted.
  - (3) Type of Signs Permitted: Horizontal or vertical wall signs, otherwise known as belt or face signs. Signs painted on the wall shall not be allowed. Plaques, attached to the face of the building in close proximity to the main entrance and bearing the name and/or trademark of the firm will be permitted. All necessary directional signs on the lot occupied by the building to which the signs pertain will also be permitted.
  - (4) Permitted Sign Location: No signs shall extend above the roof or parapet, and no signs shall be attached to, sit upon, or be painted on the roof or canopy. No free standing signs shall be permitted other than for visitor directional signs.
  - (5) Sign Dimensions: No signs shall exceed a maximum surface area of (2) square feet for each linear foot of that face of the building displaying such signs. No sign shall project more than (12) inches from the face of the building on which such sign is displayed. No plaques shall exceed (8) square feet in surface area.
  - (6) Sign Illumination: Any spotlight or similar illumination shall be so directed and shielded that the light source is not visible from any adjacent right-of-way or from any adjacent properties.
  - (7) Additional Regulations: In addition to the above sign controls, signs of an individual unit (within a multiple-unit building) shall not extend beyond that portion of the face of the building which directly encloses that unit. The Agency in its sole and absolute discretion shall have the final right of approval.

- (d) Off-Street Parking: Shall be governed by the applicable provisions of the Zoning Ordinance.
- (e) Off-Street Loading: For every 20,000 square feet or fraction thereof of floor area over 4,000 square feet, there shall be a minimum of one off-street loading space at least 10' x 25' with a 14 foot height clearance, if covered. If this requirement is waived or modified by the Agency and by the Zoning Board of Review, there shall be reserved such additional off-street loading spaces as are required by this provision. The site plan, as submitted shall show the full number of required off-street loading spaces and shall designate the landscaped area as reserved for off-street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces, either to be developed for current use or to be reserved for future use, which will adversely interfere with the area's circulation pattern. No off-street loading or unloading shall be permitted in front yards. All loading and unloading activities and all maneuvering shall take place on private property.
- (f) Parking Space Construction: All off-street parking and loading areas, including drives and other access ways, shall be adequately paved with bituminous or cement concrete or other equivalent surfacing material and shall be provided with appropriate bumper and wheel guards where needed. The parking area shall be screened as set forth below in paragraph (g). The parking area shall be landscaped such that for every (2,000) square feet of gross parking area there shall be at least one live tree which shall be at least (15) feet high at the time of planting, and which will attain a height of at least (20) feet, and there shall be an area of at least (200) square feet, which shall be planted and permanently maintained in grass. Illumination shall be so arranged as to shield the light source from the view of adjoining lots and abutting rights-of-way.
- (g) Screening: Except for that portion of a driveway or accessway which open directly into a public right-of-way, outdoor parking and loading areas shall be screened from the view of all adjoining residential uses and from all adjacent rights-of-way by means of a uniform growth of evergreen plant materials at least four (4) feet wide and at least four and one-half (4-1/2) feet high at the time of planting (measured at the edge of the street right-of-way, in the case of parking areas located at or below the street grade; and measured at the edge of parking areas located above the street grade) and which is of a variety that will attain a height of at least six (6) feet. With the approval of the Agency, the following types of screening may also be permitted. (1) masonry wall, which shall not be greater in height than four and one-half (4-1/2) feet nor less than four (4) feet, measured as above for evergreens, which shall be integrated with the architectural design, style and facia of adjacent, existing buildings. However, neither rough, unfinished cinder block nor rough, unfinished concrete

shall be permitted. (2) continuous wooden fence, which shall not be greater in height than four and one-half (4-1/2) feet nor less than four (4) feet, measured as above for evergreens, which shall be of uniform appearance, and which shall be integrated with the architectural design, style and facia of the building as well as with the architecture of adjacent, existing buidlings. A uniform appearing adequate year round screen shall be approved by the Agency. On that portion of a lot in the triangle formed by the lines of streets intersecting at an angle of less than (135) degrees and a line joining points on such lines (15) feet distant from their point of intersection, screening shall be provided at a height of (3-1/2) feet. The Agency in its sole and absolute discretion shall have the final right of approval.

- (h) Landscaping: The entire site shall be properly graded and drained. All unbuilt areas of the site shall be provided, where needed, with suitable walks and access drives which are properly designed and constructed. All unbuilt and unpaved areas of the site shall be planted and permanently maintained with grass, shrubs, and trees. Except that, where the Agency approves, an area not in excess of 10% of the unbuilt and unpaved portion of the site may be maintained in a landscaping material other than grass, shrubs, and trees. After fully developed, the land, buildings and other improvements within the project area shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

- (i) Additional Applicable Controls are Listed Below Under the Headings:

1) "Other Conditions, Covenants, Restrictions, and Provisions Controlling the Development and Use of Acquired Land and Improvements," See Page 29.

2) "Miscellaneous Provisions." See Page 31.

- C. The following maps of the aforementioned Official Redevelopment Plan, which is a part of the aforementioned ordinance, hereinafter identified are deleted:

- (1) Map No. 3 "Proposed Acquisition", sheet 1 of 2, dated August, 1979;
- (2) Map No. 4 "Disposition", sheet 1 of 2 dated August, 1979

- D. Insert the following maps in its stead:

- (1) Map No. 3 " Proposed Acquisit on, sheet 1 of 2 dated July, 1980
- (2) Map No. 4 "Disposition" sheet 1 of 2, dated July, 1980.

E. Paragraph numbered 7 entitled "Estimated Cost of Redevelopment and Proposed Method of Financing" as contained in and set forth at the top of page 33 of that certain booklet entitled "Federal Hill East, Official Redevelopment Plan, 1977", which is a part of the aforementioned ordinance be and the same is hereby deleted and the following substituted therefor:

7. Estimated Cost of Redevelopment and Proposed Method of Financing

The estimated project cost of \$4,110,487.00 will be provided from proceeds from the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes.

In addition, efforts will be made to obtain funding through, the Public Works Employment Act of 1976. If such funding becomes available it will be utilized to reduce the funds required from the sale of general obligation bonds.

2. That said Chapter 1977-15 of the Ordinance of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other respects.

3. That this Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.

IN CITY COUNCIL  
FEB 5 1981  
FIRST READING  
READ AND PASSED

*Rose M. Mendonca* CLERK

IN CITY  
COUNCIL

FEB 11 1981  
FINAL READING  
READ AND PASSED

*Ralph F. Liguori*  
PRESIDENT  
*Rose M. Mendonca*  
CLERK

APPROVED  
*James J. Cianci*  
MAYOR

FEB 26 1981

Councilman Xavier and Council Flynn (By Request)

Joe M. Meulover  
Clerk  
January 21, 1981

THE COMMITTEE ON  
REDEVELOPMENT  
RENEWAL & PLANNING  
Approves Passage of  
The Within Ordinance

COUNCIL  
IN CITY  
READ AND PASSED  
ORDINANCE

\_\_\_\_\_  
Clerk

APPROVED  
\_\_\_\_\_  
Mayor

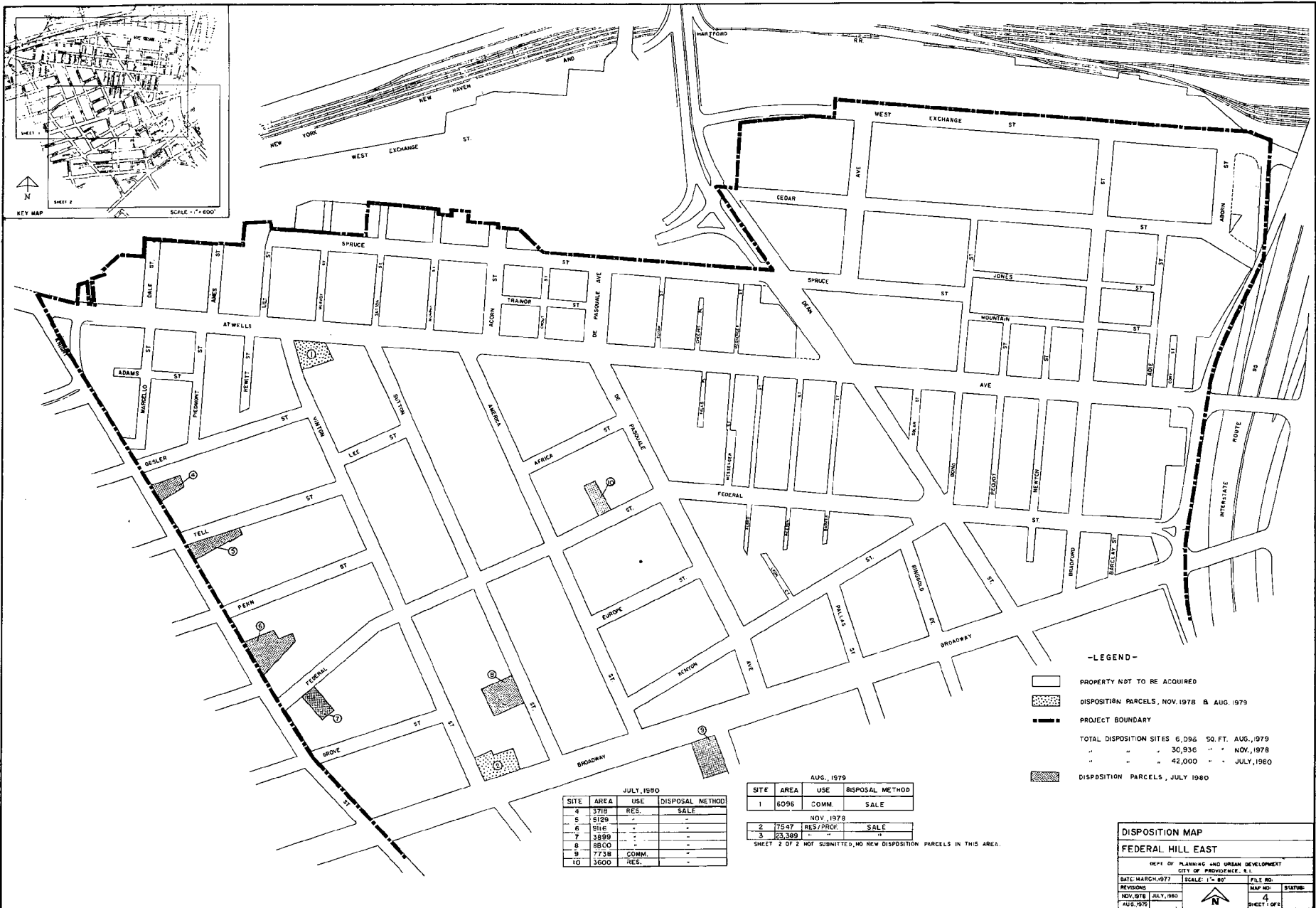
FEB 5 0 1981

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.  
OCT 6 8 56 AM '80

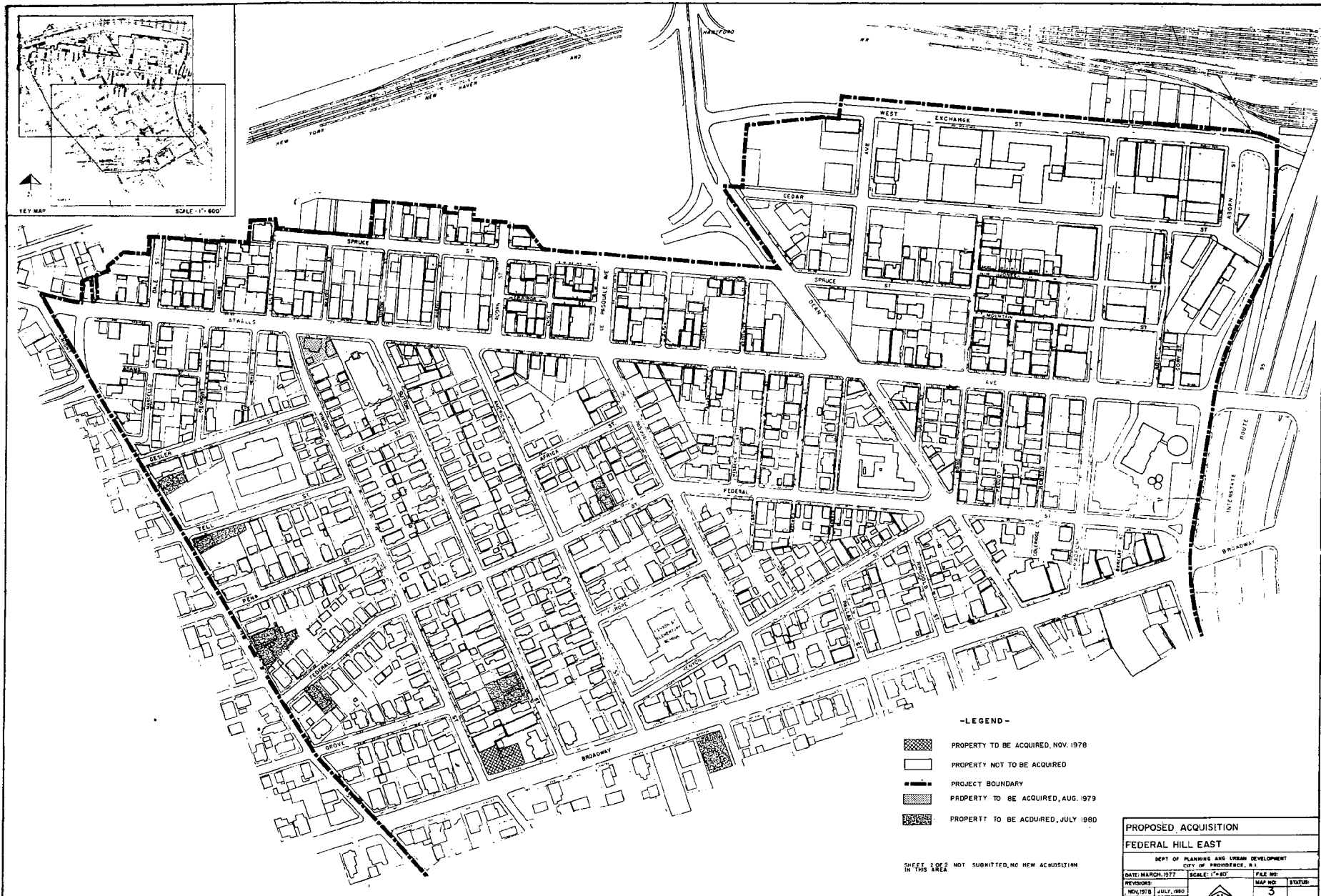
FILED

LIST OF PROPERTIES FOR PROPOSED ACQUISITION

<u>Assessor's Plat</u>	<u>Lot No.</u>	<u>Property Address</u>
28	108	250-254 Broadway
28	814	157 Federal Street
28	846	250 Federal Street
28	191	147 Sutton Street
28	497	149 Sutton St.
28	671	72 Knight Street 72-1/2 Knight Street (Rear)
28	896	94 Knight Street
28	866	138 Knight Street
28	867	132 Knight Street









## The City Plan Commission

PROVIDENCE, RHODE ISLAND

January 29, 1981

Committee on Urban Redevelopment,  
Renewal and Planning  
c/o City Clerk's Office  
City Hall  
Providence, Rhode Island 02903

Subject: - An Ordinance in Amendment of the Downtown Redevelopment Plan.

An Ordinance in Amendment of the Federal Hill East Redevelopment Plan.

Gentlemen:

The City Plan Commission at its January 27, 1981 regular monthly meeting reviewed the above mentioned subject plans and found that the proposals contained therein are in conformity with the Master Plans for the City of Providence, and the projects as proposed constitute the necessary and desirable developments for that areas.

The foregoing was officially approved by the Commission and is incorporated in the minutes of the meeting of the above mentioned date.

Sincerely yours,

  
Stanley Bernstein  
Director

SB/dp

cc: Councilman Edward W. Xavier  
Councilwoman Carolyn F. Brassil  
Councilman Joseph R. Paolino, Jr.  
Councilman Anthony P. Pennine