

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1988-10

No. 129 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED "AN ORDINANCE ZONING THE CITY OF PROVIDENCE AND ESTABLISHING USE, HEIGHT AND AREA REGULATIONS" APPROVED SEPTEMBER 21, 1951, AS AMENDED, BY DELETING THE R-2 AND R-3 ZONE PROVISIONS FOR 2 DWELLING UNITS ON UNDERSIZED LOTS, AS AMENDED.

Approved March 23, 1988

Be it ordained by the City of Providence:

SECTION 1. Chapter 544 of the Ordinances of the City of Providence, entitled, "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" approved September 21, 1951, as amended, is hereby further amended as follows:

Section 26A2 (a), (b) and (c) shall be deleted and replaced with the following:

26A2 Recorded Lots Less Than Minimum Area.

Lots of record at the time of the enactment of this Ordinance, which have less than the minimum area requirements for R Zones, may nevertheless be used for the following purposes, subject to the following conditions:

(a) A single family dwelling may be erected on any lot separately owned at the time of the passage of this Ordinance and shown on any plat duly recorded at the time of the passage of this Ordinance.

(b) In any R3 Zone, a building on such a lot may contain two (2) dwelling units, provided that the lot shall have a width of at least 40 feet and an area of at least 4,000 square feet.

(c) The Zoning Board of Review may grant a special exception as Provided for in Sections 91 and 92 and permit any lot in an R3 Zone to contain two (2) dwelling units, provided that the lot shall have a width of at least 35 feet and an area of at least 3,200 feet, and further provided that the board finds that such a use is in conformity with the surrounding neighborhood and not contrary to the public convenience and welfare.

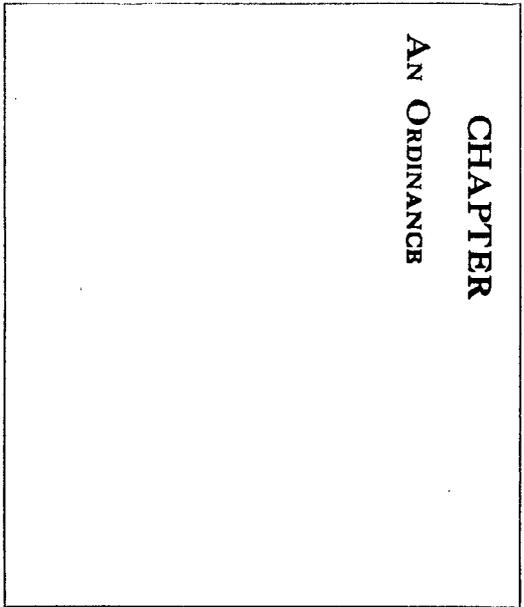
(d) In any R4 Zone, a building on such a lot may contain two (2) dwelling units, provided that the lot shall have a width of at least 35 feet and an area of at least 3,200 square feet, and may contain additional dwelling units if the lot area per dwelling unit requirements are met.

(e) Lots of record at the time this Ordinance becomes effective may be changed by adding additional land to such lots of record without prejudice to the right of the owner of such lots to obtain a permit pursuant to the provisions of this section.

SECTION 2. This Ordinance shall take effect upon its Passage.

No.

CHAPTER
AN ORDINANCE



THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance, as amended

Rose M. Menlove
Clerk
February 3, 1988

APPROVED
MAR 23 1988
[Signature]
MAYOR

IN CITY COUNCIL

MAR 4 1988

First Reading Read and Passed
Referred to Committee on
Back

ORDINANCES

Rose M. Menlove CLERK

IN CITY
COUNCIL

MAR 16 1988

FINAL READING
READ AND PASSED

Richard W. Easton
PRESIDENT

Rose M. Menlove
CLERK