

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1999-47

No. 747 **AN ORDINANCE** AMENDING THE CITY OF
PROVIDENCE ZONING ORDINANCE CHAPTER 1994-24 No. 365, AP-
PROVED JUNE 27, 1994, AS AMENDED.

Approved December 23, 1999

Be it ordained by the City of Providence:

Section 1. The Providence Zoning Ordinance Chapter 1994-24, No. 365, approved June 27, 1994, as amended, shall be further amended as follows:

- A. Section 101.7 - Overlay Zoning Districts is amended to add the following sub-paragraph following the DD Downcity District:

MSCOD Main Street Commercial Overlay District - This overlay zone is intended to be superimposed on existing C-1, C-2, C-4, and R-P districts and will require additional dimensional requirements and performance standards. The overlay zone will establish zero lot line setbacks from a property line that abuts a street, special frontage treatment, and other requirements as provided in Section 505.

- B. Article V - Special Zones shall be amended by adding a new Section 505 entitled "Main Street Commercial Overlay District," as follows:

Section 505 - Main Street Commercial Overlay District: The Main Street Commercial Overlay District (MSCOD) is hereby created in recognition that certain commercial districts exist to serve adjacent neighborhoods where people are more likely to walk for commercial services and shopping. These neighborhood commercial districts often are congested with traffic and unsightly parking along the main streets. The intent of this section is to overlay the MSCOD on certain areas that are currently zoned C-1, C-2 C-4, and R-P It would require dimensional and performance standards that exceed the minimum standards provided for in the underlying zones. The MSCOD is located in areas that are pedestrian oriented, that encourage a lively mix of street frontages that include shopping and services for people to access primarily by walking and driving to rear parking lots. The uses for the underlying C and R-P zones shall not be changed except as provided herein.

505.1 - Minimum Front Yard: Notwithstanding the requirements for C zones in Section 305, all buildings in the MSCOD shall be built with zero (0) setback from the front line that faces a street. Buildings fronts shall limit blank walls, where there are no windows, to not more than ten (10) lineal feet. Window openings shall be no higher than four (4) feet above grade at the property line.

505.2 - Front Lot Line Treatment: The portion of the lot that extends from the front lot line to a parallel line, not less than four (4) feet back from said front lot line, which does not have a building on the front lot line shall comply with the following:

- A) Fence, wall or hedge - A fence, wall or hedge (less than 4 feet high) along the front lot line shall be required. Fences and walls shall be low or transparent to allow viewing of landscaping.

No.

CHAPTER

AN ORDINANCE

IN CITY COUNCIL

Oct. 7 1999

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Michael R. Clements

THE COMMITTEE ON

Ordinances

Recommends *P.H.*

Barbara A. Fawcett
Clerk

11/17/99 P.H. Held

THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

As Amended

Barbara A. Fawcett
Clerk

11/23/99

Councilman Clark (By request)

- B) Landscaped Edge - If any part of the lot is used to accommodate parking, such area shall also have a landscaped edge that is at least four (4) feet wide and shall run the entire frontage of said lot. The landscaped edge shall include a low wall or fence.
- C) Security Fence - Any tall fence (4 to 6 feet), necessitated for security purposes, shall be visually transparent wrought iron, ornamental metal or black chain link and shall include trees that are taller than the fence. Aluminum chain link, barbed wire or razor wire are prohibited. Solid fences or walls over four (4) feet tall are prohibited.
- D) Curb openings at the street shall be one lane width wide (12 feet) for single lanes and eighteen (18) feet wide for double lanes, wherever possible.

505.3 - Parking: Parking requirements may be reduced to not less than fifty (50) percent of spaces required by Section 703.2.

505.4 - Parking Lots: Parking lots shall be located to the rear of buildings, wherever possible. The paved area of a lot shall not exceed the maximum parking required by Section 505.3. Site lighting shall be limited to the property, with no light spill on to adjacent properties.

505.5 - Corner Lots: The corner that fronts on two streets shall be defined by a building, porch, low or transparent walls, hedges, trees and landscaping. Parking at the corners of a lot that faces two streets are prohibited within an area at least twenty (20) feet in each direction, from the corner. Corner lot access can only be reached from the secondary street, with one means of egress on the main street.

505.6 - Drive-Through: Notwithstanding any other provision of this Ordinance, drive-through facilities are prohibited within the MSCOD. Any relief from this section shall be considered a change in use that must meet the test for a use variance as provided in Section 902.3. Nothing in this Section shall prohibit walk-up windows provided that such windows shall be located on the front lot line facing a street, with no curb cut or allowance of any motorized vehicular access whatsoever.

505.7. - Utilities and Services: On site utilities, junction boxes, HVAC, and utility boxes, shall be located underground, on the roof of buildings, or a minimum distance of twenty (20) feet of any front lot line. The latter shall be screened from view.

505.8 - Principal Use Parking - Notwithstanding any other provision of this Ordinance, the principal use of surface parking shall not be permitted in the MSCOD.

B. Section 103 A) - Official Zoning Map - Providence Zoning District Maps 14 and 17, dated October 24, 1991 and amended June 27, 1994, shall be further amended as follows:

Zoning District Map 14, Lots 576, 272, 273, 296, 325, 324, 574, 357, 380, 381, 382, and 383 and Map 17, Lots 638, 372, 373, and 416 currently zoned C-2 shall be overlaid by the Main Street Commercial Overlay District.

Section 2. This Ordinance shall apply solely to the Gano Street business area and shall take effect upon passage.

IN CITY COUNCIL
 DEC 2 1999
 FIRST READING
 READ AND PASSED
Michael X. Clement CLERK

IN CITY COUNCIL
 DEC 1 8 1999
 FINAL READING
 READ AND PASSED
 PRESIDENT
 CLERK

APPROVED
 DEC 23 1999
 MAYOR