

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 2001-24

No. 350 **AN ORDINANCE** AMENDING THE CITY OF PROVIDENCE ZONING ORDINANCE CHAPTER 1994-24, NO. 365, APPROVED JUNE 27, 1994, AS AMENDED.

*Approved* July 17, 2001

### *Be it ordained by the City of Providence:*

Section 1: Chapter 564 of the Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance" approved June 27, 1994, as amended, shall be further amended as follows:

- a) Article I, Section 101.4, Industrial Zoning Districts, add language in the "M-1 Industrial District," to read as follows:

"M-1 – This zone is intended for general industrial uses that accommodate a variety of manufacturing, assembly, storage of durable goods and related activities provided that they do not pose toxic, explosive or environmental hazard in the City; and to support live-work spaces only in those existing underutilized industrial and/or commercial structures that are included in Article, V, Section 501, Industrial and Commercial Individual Structure District."

- b) Article III, Section 303, Table of Use Regulations, Use Code 14, change the existing M-1 from "S<sup>1</sup>" to "Y<sup>6,7</sup>".
- c) Article III, Section 303, Table of Use Regulations, Use Code 14.1, change the existing M-1 from "N" to "Y<sup>6,7</sup>".
- d) Article III, Section 303, Table of Use Regulations, Use Code 14.2, change the existing M-1 from "S" to "Y<sup>7,8</sup>".
- e) Article III, Section 303, Table of Use Regulations, Residential Use 1.0, add new footnote #6:

"6. Must have a minimum of 5,000 square feet Gross Floor Area required for new construction."

- f) Article III, Section 303, Table of Use Regulations, Residential Use 1.0, add new footnote #7:

"7. The owner(s) of a building seeking a conditional use for artist's studio/dwellings must sign and record a covenant and equitable servitude, on a form acceptable to the Director, that acknowledges that the owner(s) and occupants of the building accept the industrial character of the neighborhood and agree that existing or permitted industrial uses do not constitute a nuisance or other inappropriate or unlawful use of land. Such covenant and equitable servitude must state that it is binding on the

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Be it ordained by the City of Providence:  
Adopted

IN CITY COUNCIL  
APR 26 2001  
FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES

*Michael B. Clement* Clerk

THE COMMITTEE ON

*Ordinances*

Recommends

*Claire Bestuch*  
may 21 2001  
Clerk

THE COMMITTEE ON

*Ordinances*

Recommends

*Claire Bestuch*  
June 13, 2001  
Clerk

THE COMMITTEE ON  
ORDINANCES

Approves Passage of  
The Within Ordinance

*Claire Bestuch*  
June 13 2001  
Clerk

Council President Lombardi (By Request)

owner(s)' successors, heirs, and assigns, including any lessees of the artist's studio/dwellings."

- g) Article III, Section 303, Table of Use Regulations, Residential Use 1.0, add new footnote #8:

"8. Artist's studio/dwellings shall not be located where they may restrict or disrupt industrial activity."

- h) Article X, Definitions, add new definition 1000.93:

"1000.93 – Live-Work Space: Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

- i) Article X, Definitions, 1000.94, remove first sentence and new first sentence to read as follows:

"1000.94 – Loft, Commercial Artist: A dwelling unit established in an existing non-residential building used or designed to be used by artists or craftspeople to create works of art or crafts and which may also be used by such artists or craftspeople to reside in."

Section 2. Article X, Definitions, renumber all definitions from 1000.93 to 1000.153 to one number higher to reflect addition of new definition 1000.93, above.

Section 3: This Ordinance shall take effect upon passage.

IN CITY COUNCIL  
JUN 21 2001  
FIRST READING  
READ AND PASSED

*Michael S. Clement*  
CLERK

IN CITY COUNCIL  
JUL 12 2001  
FINAL READING  
READ AND PASSED

*[Signature]*  
PRESIDENT  
*Michael S. Clement*  
CLERK

APPROVED

JUL 17 2001  
*Vernon A. Ginn*  
MAYOR