

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" to "Y^{6,7}".
- c) Article III, Section 303, Table of Use Regulations, Use Code 14.1, change the existing M-1 from "N" to "Y^{6,7}".
- d) Article III, Section 303, Table of Use Regulations, Use Code 14.2, change the existing M-1 from "S" to "Y^{7,8}".
- 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

No.

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City of Provo

STATE OF UTAH AND PROVIDENCE PLANTATIONS

CHAPTER

Be it ordained by the City of Provo:
Adopted

IN CITY COUNCIL

APR 26 2001

FIRST READING

REFERRED TO COMMITTEE ON
ORDINANCES

Michael B. Comant Clerk

THE COMMITTEE ON

Ordinances

Recommends

Claire Bestwick Clerk

May 21 2001

THE COMMITTEE ON

Ordinances

Recommends

Claire Bestwick Clerk

June 13 2001

THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

Claire Bestwick Clerk

June 13 2001

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. Cianci
MAYOR