

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1996-39

No. 536 **AN ORDINANCE** AMENDING THE CITY OF
PROVIDENCE ZONING ORDINANCE CHAPTER 1994-24 No. 365, APPROVED JUNE 27,
1994, AS AMENDED

Approved October 15, 1996

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 303, Table of Use Regulations, Use Code 21, add footnote # 1 to all items marked with an "S" Special Use Permit.
- b) Renumber existing footnotes # 1 through 6 to footnotes # 2 through 7, respectively.
- c) New footnote #1 shall read as follows:

"Any Institution, as defined in Use Code 21, at its own option, may apply for a Special Use Permit to the Zoning Board of Review, in accordance with Section 902.4 of this Ordinance OR it may apply to the City Plan Commission under Section 421 of this Ordinance and be considered a Major Land Development Project. Procedures for the approval of Major Land Development Projects are contained in the Development Review Regulations adopted by the City Plan Commission pursuant to RIGL Section 45-23-25 through 74."
- d) Delete Section 421 in its entirety and replace with the following new Section 421, to read as follows:

Section 421 - Major Land Development Project - Approval by City Plan Commission: A Major Land Development Project, is a parcel or parcels of land, containing at least forty thousand (40,000) sq. ft. of land area, which is developed according to a plan and in accordance with this Section as a single entity. The Major Land Development Project may include one or more residential and/or commercial structures with appurtenant recreation buildings, common areas, open space and roadways OR an educational institution (primary through secondary schools) as defined by Use Code 21. The purpose of a Major Land Development Project is to allow for the creation of multifamily, mixed use developments OR primary through secondary schools through careful site planning.

421.1 Establishment: A Major Land Development Project may be established upon approval by the Commission in any zone in which the proposed principal use and accessory uses of each building are permitted in accordance with Article III. A Major Land Development Project may be initiated by submitting a major land development plan to the Commission in accordance with the Development Review Regulations adopted by the City Plan Commission pursuant to RIGL Section 45-23-25 through 74.

421.2 Primary through Secondary Schools - Master Plan Requirement: Any educational institution (primary through secondary schools) as defined by Use Code 21 that chooses to

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Councilman Aglerzi (By request)

apply to the City Plan Commission under Section 421 of this Ordinance as a Major Land Development Project, shall prepare and submit a Master Plan in accordance with Section 503.24(C) 1. through 11 of this Ordinance.

Section 2 This Ordinance shall take effect upon passage.

IN CITY COUNCIL
SEP 19 1996
FIRST READING
READ AND PASSED
Michael S. Clement CLERK

IN CITY
COUNCIL
OCT 3 1996
FINAL READING
READ AND PASSED
Emily V. Fargnoli
Michael S. Clement CLERK

APPROVED
OCT 15 1996
Vincent A. Cianci
MAYOR

SEP 19 11 38 AM '96

DEPT. OF JUSTICE
PROVIDENCE, R.I.