

CHAPTER 2025-29

No. 320 AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE CERTAIN TEXT IN ARTICLE 19 REGARDING ADJUSTMENTS OF DIMENSIONAL REGULATIONS FOR LAND DEVELOPMENT PROJECTS

Approved July 9, 2025

Be it ordained by the City of Providence:

Section 1. Chapter 27 of the Code of Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance," shall be amended by changing the following text in Article 19, with additions underlined and deletions struck out:

1904 LAND DEVELOPMENT PROJECT

E. Adjustments of Dimensional Regulations

2. The City Plan Commission adjustments are limited to the following thresholds:

REGULATION	ADJUSTMENT-RESIDENTIAL ZONES	ADJUSTMENT-NON-RESIDENTIAL ZONES
Required Setback	±10'	±10'
Building Height	+12', or not to exceed 1 <u>extra</u> story	+24', or not to exceed 2 <u>extra</u> stories
Dwelling Unit Density	+50%	+50%
Lot Building Coverage	+25%	Not Applicable
Required Parking	-50%	-50%

Section 2. This Ordinance shall apply retroactively to the date the Zoning Ordinance was adopted on November 24, 2014.

IN CITY COUNCIL
JUN 26 2025
FIRST READING
READ AND PASSED

Jana L. Mastrosianni
CLERK

IN CITY COUNCIL
JUL 07 2025
FINAL READING
READ AND PASSED

Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Jana L. Mastrosianni
CLERK

I HEREBY APPROVE.

Butt P. S.

Mayor

Date: 7/9/25



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

May 22, 2025

Councilman Pedro Espinal,
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

Re: Referral 3594 – Amendment of section 1904.E.2
Proponent: Department of Planning and Development (DPD)

Dear Councilman Espinal,

The DPD is proposing to amend the table in section 1904.E.2 of the ordinance to clarify the magnitude of dimensional adjustments that may be granted for land development projects following a Superior Court decision in which the judge found that Providence's Zoning Ordinance is written to allow height adjustments in feet or stories but not both. Currently, the table allows for building height adjustments of "+12' or one story" in residential zones and "+24' or two stories" in commercial zones.

The amendment would clarify that height adjustments may be granted for "12' not to exceed one extra story" in residential zones or "24' not to exceed two extra stories" in commercial zones. The City Plan Commission (CPC) found that the amendment would clearly indicate that height adjustments can be granted for both numerical height and stories. The language would be consistent with that used for height limits in residential and commercial zones in dimensional tables 4-1 and 5-1. The CPC found that the change would be consistent with section 101.N of the zoning ordinance which provides for efficient review of development proposals by clarifying and expediting the zoning approval process. The change would retroactively apply to all approvals granted since the ordinance was approved in November 2014.

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

Amendment of Section 1904.E.2
Referral 3594
5/22/25

RECOMMENDATION

On a motion by Commissioner Sanchez, seconded by Commissioner Caldwell, the CPC voted to make a positive recommendation to the City Council to approve the proposed change.

The CPC voted as follows:

Aye: N. Sanchez, D. Caldwell, R. Dotson, C. McKenna, M. Gazdacko

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Manjrekar', written over the word 'Sincerely,'.

Choyon Manjrekar
Administrative Officer