

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1574

No. 581 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF THE ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED "AN ORDINANCE ZONING THE CITY OF PROVIDENCE AND ESTABLISHING USE, HEIGHT AND AREA REGULATIONS", AS AMENDED, PROVIDING FOR A DOWNTOWN APARTMENT DWELLING ZONE.

Approved October 4, 1963

Be it ordained by the City of Providence:

Section 1. Article IV of Chapter 544 of the Ordinances of the City of Providence entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", as amended, is further amended to read as follows:

Section 45. R-5 DOWNTOWN APARTMENT DWELLING ZONE.

The following regulations and the regulations contained in Article II shall apply in the R-5 Downtown Apartment Dwelling Zone:

A. Permitted Uses

1. Any use permitted in the R-4 Multiple Dwelling Zone - Provided that all R-4 uses shall be subject to the same limitations and controls as to use as specifically set forth in the R-4 Zone, Section 44A.
2. Row Dwellings
3. Buildings housing religious bodies, churches (except rescue or temporary revival missions), convents, hospitals (except hospitals or sanitariums for contagious, mental, drug or liquor addict cases and animal hospitals), libraries, homes for the aged, auditoriums and museums, whenever such libraries, homes for the aged, auditoriums or museums are operated on a non-profit basis.

CHAPTER

AN ORDINANCE IN AMENDMENT OF CHAPTER 544 OF THE ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED "AN ORDINANCE ZONING THE CITY OF PROVIDENCE AND ESTABLISHING USE, HEIGHT AND AREA REGULATIONS", AS AMENDED, PROVIDING FOR A DOWNTOWN APARTMENT DWELLING ZONE.

4. Institutional and Professional Offices
5. The following businesses primarily serving the retail and service needs of local residents of the immediate neighborhood, provided that all such activities be conducted on the ground floor only:

Art Shop

Baked Goods (no baking on premises)

Barber Shop

Beauty Shop

Book and Stationery Store

Branch Banks

Camera Store

Card Shop

Confectionery

Custom Dress Making

Dairy Products

Delicatessen

Drug Store

Film Exchange

Florist

Fruits and Vegetables

Gift Shop

Groceries and Meats

Haberdashery

Hardware

Interior Decorators

Jewelry Store

Laundry and Dry Cleaning Agency (no pressing or cleaning on premises)

Newspaper Sales

Notions Store

Offices, Business, Professional and Institutional

Package Store

Paint & Wallpaper

Photographer

Religious Articles (retail only)

Restaurant

Shoe Store

Super Market

Tobacco Shop

Wearing Apparel Store

6. Sign - identifying only the establishment and nature of its product, shall be of non-flashing type, shall be affixed to the face of the building and shall project not more than 12". One such sign not exceeding 3 square feet in area for every foot of that part of the building displaying such sign shall be allowed for each establishment occupying the building.

B. Height

1. Maximum Height - Not to exceed 150 feet.

C. Area

1. Lot Area per Dwelling Unit - The minimum lot area per dwelling unit shall be 400 square feet.
2. Floor Area Ratio - Not to exceed 5.0. Floor Area Ratio shall be computed as the ratio of the gross floor area of the structure to the area of the lot. Gross floor area shall include basement and cellar areas except those areas devoted exclusively to heating and air conditioning equipment. Floor area in the main building or structure or in ac-

cessory buildings intended and designed for the parking of motor vehicles shall not be included in gross floor area.

3. Front Yard - Where the block frontage is 12 feet or more in distance from the curb line no front yard is required. Where the block frontage is less than 12 feet in distance from the curb line the setback of the structure or use shall be sufficient to provide a 12 foot open space between the curb line and the structure or use. Where no curb line exists, as in the instance of a pedestrian walkway, no front yard is required.
4. Side Yard - Each lot, except as otherwise specified, shall have 2 side yards each having a width of not less than 6 feet; provided that for buildings more than 2 stories or 30 feet in height each side yard shall be increased one foot in width for each additional 3 feet in height, but such side yard need not exceed 20 feet; and provided further that when a side yard abuts a street or walkway such side yard may conform to the requirements for a front yard.

Dwellings with party walls, such as semi detached dwellings, row dwellings and group dwellings shall be considered as occupying one lot.

5. Rear Yard - Each lot shall have a rear yard of not less than 20 feet providing that where a rear yard abuts upon a street or walkway such rear yard may conform to the requirements for a front yard.

6. Lot Coverage - Shall be determined by the Floor Area Ratio.
7. Off-Street Parking - Shall meet the requirements of Sections 24 C and E, except that for apartment buildings of 5 or more stories in height 7 parking spaces shall be provided for each 10 dwelling units or fraction thereof; and provided further that for auditoriums and other places of assembly 1 parking space for each 10 seats and for auditoriums and other places of assembly not having fixed seats one parking space for each 120 square feet of gross floor area shall be provided.

Mixed Uses - If a lot by reason of a diversity of occupancies is subject to more than one use the number of car spaces required by each use for the occupancies subject to it shall be determined, and off-street parking facilities with such total number of car spaces shall be provided.

Parking space as required shall be on the same lot with the main building or structure or on adjoining premises or may be on premises within 400 feet of the main building or structure if such premises are permanently in the same ownership.

8. Off-Street Loading - Notwithstanding the provisions of Section 24D there shall be provided and maintained on the same lot with any building or structure requiring receipt or distribution by vehicles of materials or merchandise, or with any office or institutional building or structure, adequate space

for standing, loading and unloading in order to avoid undue interference with public use of the street. Such space, unless otherwise adequately provided for shall include a 12 foot by 35 foot loading space with a 14 foot height clearance for every 50,000 square feet of floor area or fraction thereof in excess of 4,000 square feet with access provided not less than 50 feet from any intersection. The dimensions of off-street loading berths shall not include driveways or entrances to or exits from such off-street loading berths and shall not be counted as off-street parking space.

Section 2. This Ordinance shall take effect upon its passage.

IN CITY
COUNCIL
SEP 23 1963
FIRST READING
READ AND PASSED
Vincent Vespi
CLERK

IN CITY
COUNCIL
OCT 3 - 1963
FINAL READING
READ AND PASSED
John J. Bush
PRESIDENT
Vincent Vespi
CLERK

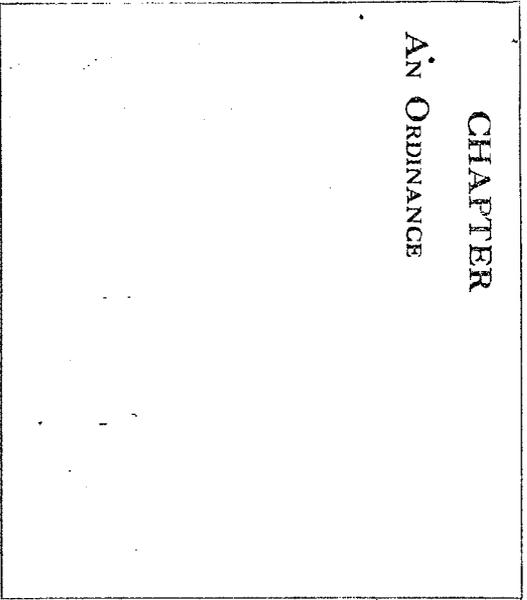
APPROVED

OCT 4 1963
Walker H. Reynolds
MAYOR

No.

CHAPTER

AN ORDINANCE



IN CITY
COUNCIL

AUG 9 - 1963

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES
Edward J. Wilson
CLERK

THE COMMITTEE ON
Ordinance
Approves Passage of
The Within Ordinance
Samuel T. LePrie
CHAIRMAN
Clark
CLERK

Mr. Weyler, by request



City Plan Commission

EDWARD WINSOR, *Chairman*
ALBERT BUSH-BROWN JERRY LORENZO

WALTER H. REYNOLDS, *Mayor*
HARRY PINKERSON, *Secretary*

JAMES B. LEACH, *Vice Chairman*
RALPH MATERA RAYMOND J. NOTTAGE

FRANK H. MALLEY, *Director*
DIETER HAMMERSCHLAG, *Deputy Director*

*Suite 103, City Hall,
Providence 3, Rhode Island*

August 5, 1963

Honorable Walter H. Reynolds
Mayor of Providence
The Honorable City Council
of the City of Providence
City Hall
Providence, R. I.

Gentlemen:

Enclosed please find an Amendment to the Providence Zoning Ordinance setting up a special R-5 Downtown Apartment Dwelling Zone. The Redevelopment Plan for the Weybosset Hill Project area requires this zone before it can be accepted by the Federal Government.

You may recall that Downtown Housing was one of the major elements in the Downtown Master Plan, and we have worked closely with the Redevelopment Agency in regard to the detailed provisions of the Zoning Amendment.

It is recommended that concurrent hearings be held in respect to this Zoning Amendment and the Redevelopment Plan since both are required.

Very truly yours,

Dieter Hammerschlag
Deputy Director
City Plan Commission

dh;mh
enc.



City Plan Commission

EDWARD WINSOR, *Chairman*
ALBERT BUSH-BROWN JERRY LORENZO

WALTER H. REYNOLDS, *Mayor*
HARRY PINKERSON, *Secretary*

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The Honorable City Council of the
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City Hall
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You may recall that Downtown Housing was one of the major elements in the Downtown Master Plan, and we have worked closely with the Redevelopment Agency in regard to the detailed provisions of the Zoning Amendment.

The City Plan Commission in its July 16th meeting approved the Zoning Amendment and recommended adoption by the City.

It is suggested that concurrent hearings be held in respect to this Zoning Amendment and the Redevelopment Plan since both are required.

Very truly yours,

Dieter Hammerschlag
Deputy Director
City Plan Commission

DH:MH
ENC.

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 582

Approved October 4, 1963

WHEREAS, the City of Providence is the educational, cultural and commercial center for thousands of persons who enter and leave the City every day, and

WHEREAS, in order to accomplish this movement of persons in a rapid, orderly and efficient manner, it is necessary that all available transportation media be utilized, and

WHEREAS, the New York, New Haven and Hartford Railroad which has heretofore provided local commuter service between Providence and New London on trains numbered 508 and 521 has petitioned the Interstate Commerce Commission to discontinue such service, which petition, if granted, would be an inconvenience and hardship to many of the students, shoppers and prominent businessmen now depending on this service, and

WHEREAS, this discontinuance of service would adversely affect the rapid, orderly and efficient movement of persons to and from Providence each day, and

WHEREAS, if some of these commuters resorted to private automobiles the City's parking space problem would be worsened,

NOW, THEREFORE, BE IT RESOLVED, that this City Council opposes the discontinuance of trains numbered 508 and 521 between New London and Providence as not being in the public interest, and

BE IT FURTHER RESOLVED, that a certified copy of this resolution be sent to the Secretary, Interstate Commerce Commission, Washington, D. C., and

BE IT FURTHER RESOLVED, that the City Clerk of the City of Providence is directed to appear before the United States Senate Commerce Committee Hearing in Providence on October 4, 1963, to register the City Council opposition and to point out that the local State Regulatory Agencies perhaps should be the agencies empowered to determine the public convenience and necessity in local matters and that under existing law there is now insufficient time for the public to become alerted in order to protect its' interests in marshalling facts to combat the railroad's petition.

IN CITY COUNCIL

OCT 3 - 1963

READ and PASSED

James J. Brock
President
Annunt. Ceppia
Clerk

APPROVED

OCT 4 1963

Walter J. Lynch
MAYOR

RESOLUTION OF THE CITY COUNCIL

No. 583

Approved October 4, 1963

WHEREAS, "Dick" Reynolds, Schoolboy Sports Editor of The Providence Journal and The Evening Bulletin as President to People-to-People of Rhode Island with the cooperation of our esteemed colleague, Councilman Anthony B. Sciarretta and Edward P. F. Eagan, President of People-to-People Sports Committee, Inc. did host the visit to Providence last May of the Venezuelan High School Baseball Squad during its good-will tour, and

WHEREAS, the youthful sportsters and their official guide, His Excellency Luis Vera Gomez, Governor of Venezuela, impressed with the hospitality received here, have been glowing in their impression of the City of Providence, and

WHEREAS, the City Council did adopt Chapter 1549 appropriating the sum of Five Hundred Dollars and to help in defraying the expenses of that good-will visit, and

WHEREAS, "Dick" Reynolds did, in his capacity as President of the Rhode Island unit, return a check for Two Hundred Dollars representing the unexpended balance of that appropriation,

NOW, THEREFORE, BE IT RESOLVED, That in acknowledging the receipt thereof, which is believed to be precedent setting, His Honor, Mayor Walter H. Reynolds and the members of the City Council accept the monetary consideration and express its pleasure to Messrs. Reynolds, Sciarretta and Eagan for their combined efforts in bringing to the City of Providence the commendatory attitude of foreign visitors who appraised our friendship by the manner in which we extended our hospitality, and

BE IT FURTHER RESOLVED, that appropriately certified copies of this Resolution be forwarded to "Dick" Reynolds and Edward P. F. Eagan.

IN CITY COUNCIL

OCT 3 - 1963

READ and PASSED

John P. ...
President
Convent ...
Clerk

APPROVED

OCT 4 1963

Walter H. Reynolds
MAYOR

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 584

Approved October 4, 1963

Resolved,

That

the following taxpayers be refunded the amount specified because of overpayment of the 1962 tax to the City Collector.

Code #03-404-440
Dudley A. Clemence and wf Carmen E.
c/o D. A. Butler
67 Sawyer St.
Providence, R. I.

Amt. of 1962 tax	\$31.20
Amt. paid 10/2/62 A Teller	7.80
Amt. paid 1/4/63 J Teller	7.80
Amt. paid 4/2/63 P Teller	7.80
Amt. paid 7/3/63 F Teller	7.80
Amt. paid 7/30/63 W Teller	7.80
Amt. overpaid, Cert. O-7110	7.80

Refund \$7.80 to Dudley A. Clemence and wf Carmen E.
c/o D. A. Butler
67 Sawyer St.
Providence, R. I.

IN CITY COUNCIL

OCT 3 - 1963

READ and PASSED

James P. Brock
President
Vincent C. Caspary
Clerk

APPROVED

OCT 4 1963

Walter H. Reynolds
MAYOR

RESOLUTION OF THE CITY COUNCIL

No. 585

Approved October 4, 1963

WHEREAS, the State of Rhode Island on May 2, 1963 condemned a portion of Roger Williams Park consisting of approximately thirteen acres as the right-of-way for an extension of the Huntington Avenue Expressway and thereby severed from said Roger Williams Park an additional eleven acres of land, and

WHEREAS, the Board of Park Commissioners on July 18, 1963 declared approximately eight acres of the severed portion above referred to (excluding the area retained for operation of the City's Division of Forestry) as no longer useful for park purposes and returned same to the City of Providence, and

WHEREAS, on September 17, 1963 the Providence City Plan Commission gave recognition to private residential development as the best use of the land so abandoned, and

WHEREAS, the City Council Committee on City Property after careful study and consideration of this matter has recommended the following:

1. Preparation and filing for recording of a plat of the land showing twenty-three house lots together with necessary streets, and
2. Subject to prior City Council approval of said plat, sale by the City Council Committee on City Property of these lots at the highest appraised fair market price in accordance with the following conditions -
 - a. First priority to purchase one lot in the proposed sub-division of this area shall be given to owner-occupants in Providence displaced by said State condemnation as same is shown on Plat No. 1342 on file with the Providence Recorder of Deeds.
 - b. Second priority to purchase one lot shall be given to tenant-occupants in Providence displaced by said State condemnation as same is shown on Plat No. 1342 on file with the Providence Recorder of Deeds.
 - c. Third priority to purchase one lot shall be given to owner non-occupants of property within the condemnation area for the Extension in Providence who held title as of the date of condemnation as same is shown on Plat No. 1342 on file with the Providence Recorder of Deeds.

The City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

d. All lots remaining unsold thirty (30) days after the offer of the foregoing priorities shall be disposed of to the highest bidder after the receipt and opening of sealed bids for same.

Any purchaser of a lot under the first, second or third priorities above described who desires to sell same within a period of three years from conveyance of title shall be required to first offer it to the City of Providence at the same price for which said lot was purchased.

Any purchaser of a lot under the first, second or third priorities above described shall commence erection of a dwelling upon said lot within a period of one year from the date of conveyance of title and shall complete such dwelling within a period of two years from date of such conveyance, and failure of the purchaser to erect a dwelling within the time schedule prescribed will result in forfeiture of title to the City of Providence which shall pay to the purchaser the same sum for which the lot was originally purchased. "Erection of a dwelling" shall include movement of an existing dwelling to said lot.

NOW, THEREFORE, BE IT RESOLVED, That the proposed sale is approved and same shall be conducted in the manner above described and subject to the conditions therein set forth.

IN CITY COUNCIL

OCT 3 - 1963

READ and PASSED

John F. Smith
.....
President
Annunt. Caspica
Clerk

APPROVED

OCT 4 1963

Walter H. Hayes
.....
MAYOR

No.

CHAPTER

~~XXXXXXXXXXXX~~ RESOLUTION

AUTHORIZING THE SALE OF CERTAIN
PORTIONS OF LAND FORMERLY A
PORTION OF ROGER WILLIAMS PARK.

THE COMMITTEE ON

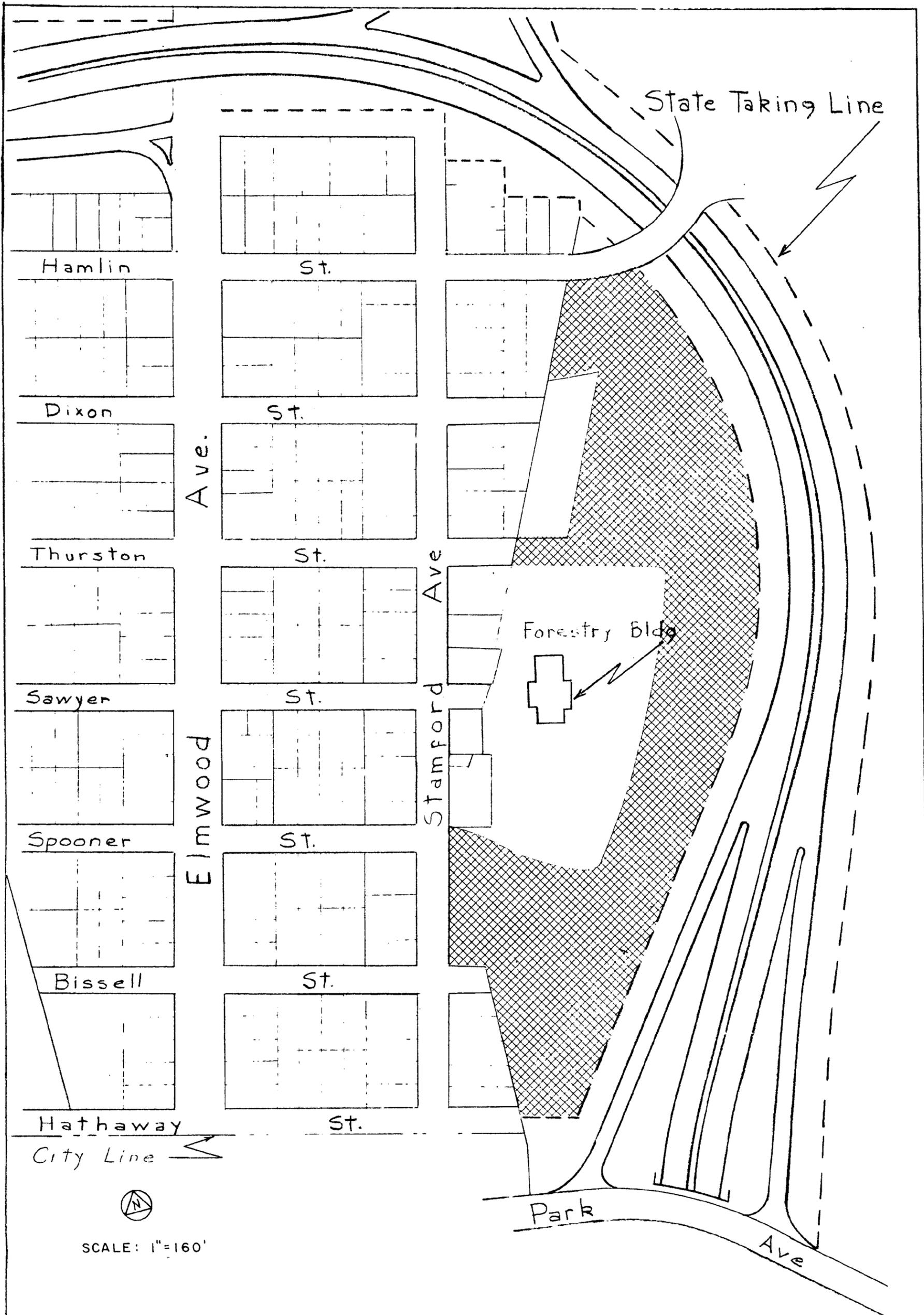
.....
Approves Passage of
The Within Resolution

City Report 926-63

Invest Report

~~Statement~~

Clark



MAP SHOWING AREA PROPOSED FOR SALE OF MISCELLANEOUS CITY LAND (formerly a portion of Roger Williams Park)

RESOLUTION OF THE CITY COUNCIL

No. 586

Approved October 4, 1963

RESOLVED,

THAT, those new rights-of-way proposed in the official
Redevelopment Plan for the Mashapaug Pond Redevelopment Project, which
appears upon accompanying map entitled "Proposed Land Use Mashapaug
Pond", Map No. 1-C, dated June 28, 1963, be named Du Pont Drive and
Magnan ~~Street~~ **ROAD 2.2.**

IN CITY COUNCIL

OCT 3 - 1963

READ and PASSED

John P. Bush
.....
Wm. V. Cuspi
President
Clerk

APPROVED

OCT 4 1963

Walter H. ...
.....
MAYOR

RESOLUTION
OF THE
CITY COUNCIL

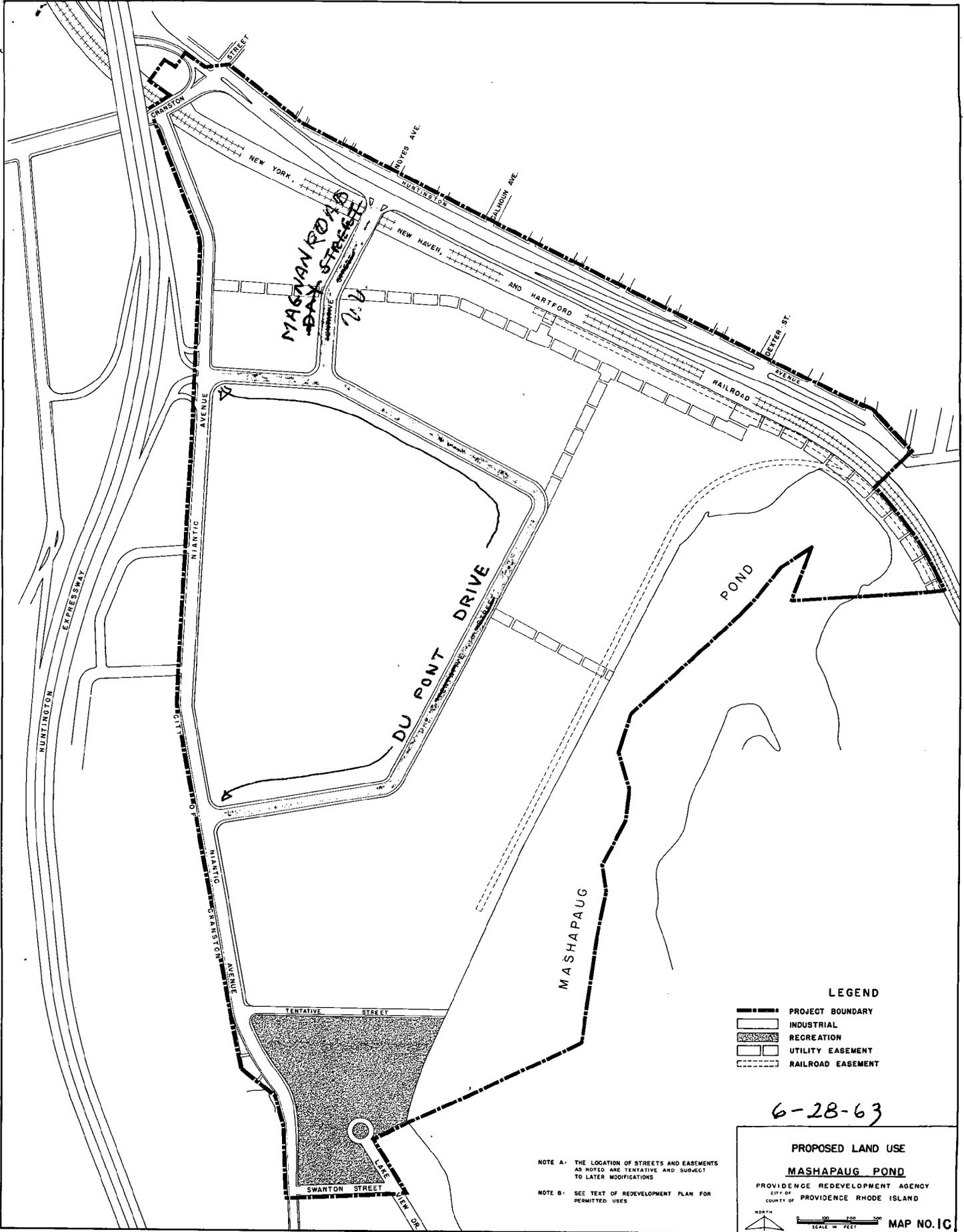
THE COMMITTEE ON

Doris M. ... 9-27-63

Approves Passage of
The Within Resolution

... 9-27-63

...



MASHAPAUG ROAD
DU PONT STREET

POND

MASHAPAUG

LEGEND

-  PROJECT BOUNDARY
-  INDUSTRIAL
-  RECREATION
-  UTILITY EASEMENT
-  RAILROAD EASEMENT

6-28-63

PROPOSED LAND USE
MASHAPAUG POND
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE RHODE ISLAND

MAP NO. 1C

NOTE A: THE LOCATION OF STREETS AND EASEMENTS AS NOTED ARE TENTATIVE AND SUBJECT TO LATER MODIFICATIONS

NOTE B: SEE TEXT OF REDEVELOPMENT PLAN FOR PERMITTED USES

