

City of Providence
STATE OF RHODE ISLAND

CHAPTER 2023-16

No. 324 **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 12 REGARDING SELF-STORAGE FACILITY USE CATEGORY**

Approved July 25, 2023

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," Approved November 24, 2014, As Amended, is hereby further amended by making the following changes, with deletions struck out:

ARTICLE 12. USES

1200 Prohibited Uses

The following uses are expressly prohibited in all districts.

- a. Billboard/outdoor advertising.
- b. Halfway house.
- c. Industrial uses of the following types: abrasive, asbestos and miscellaneous nonmetallic mineral product manufacture; acid manufacture; agricultural chemicals including fertilizer manufacture; bulk storage of liquefied natural gas; cement, lime, gypsum or plaster of paris manufacture; creosote manufacture or treatment; drop forge industries; glue manufacture; leather and fur tanning and finishing; manufacture and storage of explosives; manufacture of noxious or toxic gases and chemicals; nuclear industries manufacturing; petroleum refining; primary metal industries; processing of sauerkraut, vinegar or yeast; pulp mills and paper mills; rendering or refining of fats or oils; rubber or gutta percha manufacture or treatment; tobacco and tobacco products manufacture.
- d. Landfill and garbage dump including offal or dead animal.
- e. Prison/correctional institution.
- f. Racetrack.
- g. Slaughterhouse, excluding the killing of fowl.
- h. Stock yard/feeding pen
- i. Waste incineration facility
- i. Self-Storage Facility

IN CITY COUNCIL
JUL 06 2023
FIRST READING
READ AND PASSED

Jina L. Mastrosavva
CLERK

IN CITY
COUNCIL
JUL 20 2023
FINAL READING
READ AND PASSED

Rachel M. Keller
RACHEL M. KELLER, PRESIDENT
Jina L. Mastrosavva
CLERK

I HEREBY APPROVE.

Burt P. Smiley
Mayor

Date: 7/25/23

1201 USE MATRIX

Table 12-1: Use Matrix																					
Key: P = Permitted // S = Special Use																					
Use	R-1A	R-1	R-2	R-3	R-4	R-P	C-1	C-2	C-3	D-1	W-2	W-3	M-1	M-2	M-MU	I-1	I-2	P-S	O-S	C-D	Use Standard
Self-Storage Facility								P					P								

SECTION 2: This ordinance shall take effect upon passage.



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

June 28, 2023

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

Attn: Tina Mastroianni, City Clerk

Re: Referral 3546 – Amendment of Ordinance to prohibit storage space facilities

Petitioners: Councilman Miguel Sanchez and other members of the City Council

Dear Chairman Espinal,

The City Plan Commission (CPC) reviewed the above referenced zoning ordinance amendment at a special meeting on June 27, 2023, and voted to recommend that the City Council approve the amendment, with conditions, based on their findings described below.

FINDINGS OF FACT

The proponents are proposing to amend Section 1200.F—prohibited uses and Section 1201—Use Matrix of the zoning ordinance by prohibiting self-storage facilities throughout the City. Self-storage would be added to the list of uses prohibited throughout the City and be removed as a permitted use in the C-3 and M-1 zones where it is currently permitted by right.

The CPC has approved numerous self-storage facilities. The developments are usually large massed buildings located on large lots with hundreds of units, often with little fenestration. These facilities do not support much employment relative to their size and may be located on parcels that are zoned for, and could be used for multifamily housing or job creation.

Objective H-2 of the comprehensive plan encourages creation of new housing and objective LU-2 encourages growth in areas best suited to provide access to jobs, housing and transit. The CPC found that propagation of self-storage facilities in areas zoned to achieve these objectives could be viewed as counter to the plan's intent. The CPC agrees that a prohibition such as this is within the City Council's authority under the Comprehensive Plan.

The CPC found that the change would be in conformance with the purposes of zoning outlined in section 101 of the zoning ordinance as it could promote public health, safety and welfare. The CPC supported a ban on self-storage facilities. However, the CPC asked the City Council to consider whether the M-1 zone, where

DEPARTMENT OF PLANNING & DEVELOPMENT

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

housing is not allowed, should still be available to this land use, and recommended that if the Council were to go along with this request, that self-storage be allowed in the M-1 zone by Special Use Permit.

RECOMMENDATION

Upon a motion by Commissioner Sanchez, seconded by Commissioner Quezada, the CPC voted to recommend that the City Council approve the proposed amendment based on the above findings and subject to the following condition:

1. The City Council should consider whether self-storage should be allowed by Special Use Permit in the M-1 zone.

The CPC voted as follows:

AYE: Gazdacko, Sanchez, Sherry, Quezada

NAY: None

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Azar", with a stylized flourish at the end.

Robert E. Azar, AICP
Administrative Officer

Mastroianni, Tina

From: Brent Runyon <brentrunyon@gmail.com>
Sent: Tuesday, June 27, 2023 10:17 AM
To: Clerk, City
Subject: [EXTERNAL] Ordinance committee

To Whom It May Concern:

I fully support a city ordinance that disallows new storage facilities within the city limits of Providence.

Brent Runyon
9 Hollywood Rd
Providence

Mastroianni, Tina

From: Pray, Sophia <sophia_pray@brown.edu>
Sent: Tuesday, June 27, 2023 10:17 AM
To: Clerk, City
Subject: [EXTERNAL] Zoning Opinion on Self-Storage Facilities

Hello there,

I won't be able to make it to the Ordinance Committee meeting on June 29 but wanted to voice my support for the zoning ordinance to prohibit the future development of self-storage facilities in the city. I believe we have limited space in our city, and self-storage units take up too much room without alleviating some of our pressing housing and economic development needs.

Thank you for your time,
Sophia Pray
Resident of the 02909 area code

Mastroianni, Tina

From: Magen, Harriet S. <hmagen@ric.edu>
Sent: Tuesday, June 27, 2023 11:59 AM
To: Clerk, City
Subject: [EXTERNAL] Storage facilities

No more storage facilities!

Get [Outlook for iOS](#)

Mastroianni, Tina

From: John Mullins <johnthecaster@gmail.com>
Sent: Tuesday, June 27, 2023 3:37 PM
To: Clerk, City
Subject: [EXTERNAL]

I am a life long resident of the city. How many storage units do we need? As it is now there seems to be one every where. Also there are still some being built. I feel that we currently have enough units available. Thank you for listening.

Mastroianni, Tina

From: Lee <lkossin@yahoo.com>
Sent: Tuesday, June 27, 2023 4:04 PM
To: Clerk, City
Subject: [EXTERNAL] Public storage

These are eyesores and a bad use of important land. Please vote to not allow them.

Lee

Mastroianni, Tina

From: Andrew <azysk@cox.net>
Sent: Wednesday, June 28, 2023 8:15 AM
To: Clerk, City
Subject: [EXTERNAL] Support for Ordinance 40750

I'm writing to express my support of proposed ordinance 40750 which would prohibit the future development of self-storage facilities in the city.

Thank you.

Andrew Shapiro-Zysk
39 10th Street, Providence
azysk@cox.net
(716) 417-9736

Sent from my iPhone

Mastroianni, Tina

From: Craig <craigmachome@aol.com>
Sent: Thursday, June 29, 2023 3:08 AM
To: Clerk, City
Subject: [EXTERNAL] Self-Storage facilities

No More Storage Facilities.

Providence is not a Dumping Ground!

Craig MacPherson
88 Lennon Street
Providence, RI 02908

Mastroianni, Tina

From: Rebecca Atwood <rebecca.a.atwood@gmail.com>
Sent: Thursday, June 29, 2023 12:48 PM
To: Clerk, City
Subject: [EXTERNAL] I support the amendments to the Green & Complete Streets ordinance AND the Self-Storage Ban

To the honorable members of the Ordinance Committee,

I'm Rebecca Atwood, and I am a Providence resident. I wanted to express my **support for the proposed changes to the Green & Complete Streets ordinance** that are coming before the committee tonight. I believe these small changes to the law will strengthen our city's ability to deliver safe, equitable, and sustainable streets to the people of Providence. Our city should be far friendlier towards pedestrians, cyclists, parents with strollers, people in wheelchairs, and everybody who isn't in a car.

I also support the proposal to ban self-storage facilities. Our urban environment is not the appropriate place for storage facilities. These buildings compromise our city's walkability, they lower property values, they're hard to repurpose over time, and the way they're constructed contributes to climate change.

Thank you,

Rebecca Atwood
36 Hudson St, Providence, RI

--

she/her

Atomic Clock
film + video
www.thisisatomicclock.com

Mastroianni, Tina

From: ginger harkey <gingerharkey@yahoo.com>
Sent: Thursday, June 29, 2023 12:48 PM
To: Clerk, City
Subject: [EXTERNAL] Self-storage facilities

Please, no more construction of self -storage facilities in Providence. They are unsightly boxes which belong in rural areas where fewer people will have to live with them.

Sent from Yahoo Mail for iPad

Mastroianni, Tina

From: ri2852 <ri2852@yahoo.com>
Sent: Tuesday, June 27, 2023 10:57 AM
To: Clerk, City
Subject: [EXTERNAL] RE: Public Hearing Alert, June 29 at 5:30 PM

This amendment is nothing more than attempt to provide a monopoly on storage facilities to existing operators. Competition reduces prices for consumers and should be encouraged.

This city is seriously lacking the necessary encouragement to promote business growth, which should be a primary focus. We should not be adding unnecessary restrictions or barriers on businesses wishing to open in Providence - they pay substantially higher tax burdens which prevents that burden from being further shifted onto homeowners.

Russell Hryzan
935 Narragansett Blvd.
Providence

----- Original message -----
From: PVD City Council <council@providenceri.com>
Date: 6/27/23 10:12 AM (GMT-05:00)
To: ri2852@yahoo.com
Subject: Public Hearing Alert, June 29 at 5:30 PM

✕

Hello Providence Residents,

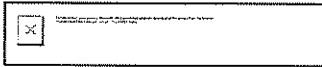
The Council's Ordinance Committee will hear public testimony on several zoning matters this Thursday, June 29 at 5:30 PM in the Council Chamber at city hall. In April, Councilors introduced a zoning ordinance amendment that would prohibit the future development of self-storage facilities in the city. What do you think? Your voice matters! Can't make it? Email your opinion to **cityclerk@providenceri.gov**

Providence City Council | 25 Dorrance Street, Room 310, Providence, RI 02903

[Unsubscribe ri2852@yahoo.com](#)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by council@providenceri.com in collaboration with



Try email marketing for free today!