Zoning Change #276

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1976-21

No. 263 AN ORDINANCE AMENDING CHAPTER 544 OF 1951 BY CHANGING FROM C-1 LIMITED COMMERCIAL ZONE AND C-4 HEAVY COMMERCIAL ZONE TO R-4 MULTIPLE DWELLING ZONE; FROM C-2 GENERAL COMMERCIAL ZONE TO R-4 MULTIPLE DWELLING ZONE; FROM R-4 MULTIPLE DWELLING ZONE AND C-4 HEAVY COMMERCIAL ZONE TO C-3 DOWNTOWN COMMERCIAL ZONE; FROM R-4 MULTIPLE DWELLING ZONE TO C-3 DOWNTOWN COMMERCIAL ZONE; FROM C-4 HEAVY COMMERCIAL ZONE TO R-4 MULTIPLE DWELLING ZONE AND FROM R-4 MULTIPLE DWELLING ZONE TO C-4 HEAVY COMMERCIAL ZONE; FROM C-4 HEAVY COMMERCIAL ZONE TO C-2 GENERAL COMMERCIAL ZONE; FROM C-2 GENERAL COMMERCIAL ZONE TO C-1 LIMITED COMMERCIAL ZONE. THOSE CERTAIN LOTS SHOWN AS OUTLINED AND INDICATED ON THE ACCOMPANYING MAPS AND BOUNDED GENERALLY BY OLNEY, BENEFIT, WICKENDEN, SOUTH MAIN, NORTH MAIN AND CANAL STREETS.

Approved May 24, 1976

Be it ordained by the City of Providence:

SECTION I. The Zoning Map, accompanying and made part of Chapter 544 of the Ordinances of the City of Providence, approved September 21, 1951, entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" as heretofore amended, it is hereby further amended by changing from a C-1 Limited Commercial Zone and a C-4 Heavy Commercial Zone to an R-4 Multiple Dwelling Zone; and from a C-2 General Commercial Zone to an R-4 Multiple Dwelling Zone; and from a C-4 Heavy Commercial Zone to an R-4 Multiple Dwelling Zone; and from an R-4 Multiple Dwelling Zone and a C-4 Heavy Commercial Zone to a C-3 Downtown Commercial Zone; and from an R-4 Multiple Dwelling Zone to a C-3 Downtown Commercial Zone and from an R-4 Multiple Dwelling Zone to a C-4 Heavy Commercial Zone; and from a C-4 Heavy Commercial Zone to an R-4 Multiple Dwelling Zone and from an R-4 Multiple Dwelling Zone to a C-4 Heavy Commercial Zone; and from a C-4 Heavy Commercial Zone to a C-2 General Commercial Zone; and from a C-2 General Commercial Zone to a C-1 Limited Commercial Zone. Those certain lots shown as outlined and indicated on the accompanying maps and bounded generally by Olney Street, Benefit Street, Wickenden Street, South Main Street, North Main Street and Canal Street.

No.

CHAPTER

AN ORDINANCE

Beginning at a point said point being the intersection of the centerlines of Pratt and Olney Streets;

thence running in a southerly direction along the R-3, C-1, zone division line and said centerline of Pratt Street to a point;

thence turning and running in an easterly direction along the C-1, R-4 zone division line through Lot 363 on Assessors Plat 9 and continuing along the centerline of Burrs Lane to the intersection point of the centerline of Burrs Lane and Capt. J. Carleton Davis Memorial Boulevard and a corner;

thence turning and running in a northerly direction along said Memorial Blvd. to the intersection of the centerlines of said Memorial Blvd. and Olney Street and a corner;

thence turning and running in a westerly direction along said centerline of Olney Street to the point and place of beginning.

The above described area being zoned as C-1 and Part C-4 to be changed to R-4 Multiple Dwelling Zone.

Beginning at a point, said point being the intersection point of the centerline of Star and North Main Streets;

thence running in a northerly direction along said centerline of North Main Street a distance of four hundred sixty (460'±) feet, more or less to an angle point;

thence turning and running in a northeasterly direction along said centerline of North Main Street a distance of five hundred fifty (550'±) feet more or less to the intersection point of the centerline of North Main Street, Burr's Lane and Benefit Street and a corner;

thence turning and running in a southerly direction along said centerline of Benefit Street, bounded easterly by the zoning division line of the present R-4 zone a distance of three hundred thirty five (335'±) feet, more or less to an angle point;

thence turning and running in a southwesterly direction along said zoning division line to an angle point;

thence turning and running in a southwesterly direction along zoning division line to the intersection of the present R-4 and R-2 zones;

thence turning anddrunning in a southerly direction along present R-4 zone division line a distance of fifty seven (57±) feet, more or less to a corner;

thence turning and running in an easterly direction along said R-2 division line a distance of fifty (50'±) feet, more or less to a corner;

thence turning and running in a southerly direction along said division line and along the rear property lines of Lots 221, 222 and 225 on Assessor Plat #3;

thence turning and running in a westerly direction along the rear property lines of Lots 228 and 229, A.P. 3 to the easterly property line of Lot 301, A.P. 3;

thence turning and running in a southerly direction along said easterly line of Lot 301 to the centerline of Star Street and a corner;

thence turning and running westerly along centerline of Star Street to the point and place of beginning.

The above described area presently zoned as C-2 to be changed to an R-4 Multiple Dwelling Zone.

Beginning at a point, said point being the intersection of the centerline of Lonsdale and Canal Streets;

thence running northerly along said centerline of Canal Street and the present zone division line to the intersection of the centerline of Canal and Smith Streets;

thence turning and running easterly along the centerline of Smith Street and zone division line to the intersection of the centerlines of Smith and North Main Streets and a corner;

thence running in a northerly direction along said centerline of North Main Street to the intersection of the centerlines of North Main and Star Streets and a corner;

thence turning and running in an easterly direction along said centerline of Star Street to the present C-4, R-2 zone division line and a corner;

thence turning and running southeasterly direction along the present R-2 zone division line a distance of one hundred seventy five (175'±) feet, more or less to a corner;

thence turning and running in a southeasterly direction along said R-2 division line a distance of thirty five (35'±) feet, more or less, to a easterly line of Lot #646, A.P. 10;

thence turning and running in a south southeasterly direction along said division line and said easterly line of Lot 646, through Lot 648 to the centerline of Church Street;

thence turning and running in a southwesterly direction along said centerline of Church Street to the projected easterly property line of Lot 115;

thence turning and running in a southeasterly direction along the easterly line of Lot 115, Assessor's Plat 10 and said R-2 division line to the northerly line of Lot 642 on said Assessor's Plat 10 and a corner;

thence turning and running in a easterly direction on said line of Lot 642 a distance of fifteen (15'±) feet, more or less, to a corner;

thence turning and running in a southerly direction along the easterly line of Lot 642 and said R-2 division line to a point on the northerly line of Lot 107, Assessor's Plat 10 and a corner;

thence turning and running in a easterly direction along said line of Lot 107 to the easterly line of Lot 107;

thence turning and running in a southerly direction along said easterly line of Lot 107 and said R-2 division line to a point on the centerline of Howland Street and a corner;

thence turning and running in a westerly direction along said centerline of Howland Street to the projected easterly line of Lot 106, A.P.#10;

thence turning and running in a southerly direction along the easterly line of Lot 106 and part of Lot 105 and by said R-2 division line to a point on the centerline of Bowen Street and a corner;

thence turning and running in a westerly direction along said centerline of Bowen Street to the projected easterly line of Lot 98, A.P. #10;

thence turning and running in a southerly direction along the easterly line of Lot 98 on said Assessor's Plat 10 and by said R-2 division line to a point on the northerly line of Lot 94 and a corner;

thence turning and running in an easterly direction along said northerly line of said Lot 94 a distance of one (1'±) feet, more or less, to a point at the northeasterly corner of Lot 94 and a corner;

thence turning and running in a southerly direction along the easterly line of Lot 94 to the point on the centerline of Cady Street and a corner;

thence turning and running in a westerly direction along said centerline of Cady Street to the projected easterly line of Lot 41, A.P. #10;

thence turning and running in a southerly direction along the easterly line of Lot 41 on said Assessor's Plat 10 and along said R-2 division line to the centerline of North Court Street;

thence turning and running easterly along centerline of said North Court Street to the present R-4, C-4 zone division line;

thence turning and running in a southerly direction along the present R-4 zone division line and through South Court Street to a corner on the present R-4, C-4 zoned division line;

thence turning and running easterly along said R-4, C-4 division line to a corner;

thence turning and running southerly along the easterly line of Lot 75 to the centerline of Meeting Street;

thence turning and running westerly along said centerline of Meeting Street to the intersection of the centerlines of Meeting and North Main Streets and a corner;

thence turning and running in a northerly direction along the centerline of North Main Street to the intersection of the centerlines of North Main and Lonsdale Streets;

thence turning and running westerly along the centerline of Lonsdale Street to the point and place of beginning.

Also beginning at a point said point being the intersection of the centerline of Meeting and Benefit Streets;

thence running along said centerline of Benefit Street to a corner; also being the present R-2, C-4 division line;

thence turning and running easterly along the present R-2 zone division line a distance of one hundred twenty (120'±) feet, more or less, to a corner on the northerly property line of Lot 208, A.P. #10;

thence turning and running southerly through said Lot 208 to a point on the centerline of Meeting Street and an angle point;

thence turning and running in a south southeasterly direction through Lot 379 to a point on the R-4, C-4 division line and a corner;

thence turning and running in a westerly direction a distance of one hundred twenty (120'±) feet, more or less to the centerline of Benefit Street;

thence running northwesterly along said Benefit Street to a point on the present R-4, C-4 zone division line and the point and place of beginning.

The above described areas presently zone C-4 to be changed to an R-4 Multiple Dwelling Zone.

Also beginning at a point, said point being the intersection of the centerline of Canal and Lonsdale Streets;

thence running easterly along said centerline of Lonsdale Street to the intersection of the centerline of Lonsdale and North Main Streets;

thence turning and running in a southerly direction along centerline of North Main Street to the intersection of the centerline of North Main and Meeting Streets and a corner;

thence turning and running in an easterly direction along the centerline of Meeting Street to the projected easterly line of Lot 75, A.P. #10;

thence turning and running in an northerly direction, along the easterly line of Lot 75 to the centerline of South Court;

thence turning and running in a easterly direction along the centerline of South Court Street to the intersection of the centerline of South Court and Benefit Streets and a corner;

thence turning and running southerly along the centerline of Benefit Street to the intersection of the centerlines of Meeting and Benefit Streets and an angle point;

thence turning and continuing along the centerline of Benefit Street to the intersection of the centerlines of Benefit and Thomas Streets and a corner;

thence turning and running in a westerly direction along said centerline of Thomas Street to the zone division line of the present R-4, C-3 zone;

thence turning and running in a northwesterly direction through Lot 481 along the R-4, C-3 division line;

thence turning and running southwesterly along the present C-4 and C-3 zone division line and through Lot 56 across North Main Street and through Lot 35 to a point on the centerline of Canal Street and a corner;

thence turning and running northwesterly along the centerline of Canal Street to the point and place of beginning.

The above area presently being zoned as Part C-4 and Part R-4, to be changed to C-3 Downtown Commercial Zone.

Beginning at a point, said point being the intersection of the centerlines of Thomas and Benefit Streets;

thence running in a southeasterly direction along said centerline of Benefit Street to the intersection of the centerline of Benefit and Hopkins Streets;

thence turning and running in a southwesterly direction along the centerline of Hopkins Street to the projected easterly line of Lot 142, A.P. 12;

thence turning and running in a southeasterly direction along present R-2 zone division line to the northerly line of Lot 140;

thence turning and running in a southwesterly direction along said northerly line of Lot 140 to a point on the easterly line of Lot 122 and a corner;

thence turning and running in a southeasterly direction along said R-2 division line and said easterly line of Lot 122 and part of Lot 246 to a point on the northerly line of Lot 139;

thence turning and running in a southwesterly direction along said R-2 division line and the said line of Lot 139 to the easterly line of Lot 246, A.P. 12;

thence turning and running in a southeasterly direction along said R-2 division line and easterly line of Lot 246 to the southerly line of Lot 246;

thence turning and running in a southwesterly direction along the southerly line of Lot 246 to the centerline of South Main Street;

thence turning and running in a northwesterly direction along said centerline of South Main Street to the intersection of the centerline of South Main and Crawford Streets;

thence turning and running in a northeasterly direction along present C-3 division line through Lot 246 to the present R-4, C-3 zone division line;

thence running northwesterly along said division line to the centerline of Thomas Street;

thence turning and running in an easterly direction along said centerline of Thomas Street to the point and place of beginning.

The above area presently zoned as an R-4 zone to be changed to C-3 Downtown Commercial Zone.

Also beginning at a point, said point being located on the centerline of Planet Street;

thence running along said centerline of Planet Street to the present R-4, C-4 zone division line;

thence turning and running in a northwesterly direction along present R-4, C-4 zone division line to a point on the southerly line of Lot 246, A.P. 12;

thence turning and running in a northeasterly direction to a point on the westerly line of Lot 430 Assessor's Plat 12 and a corner;

thence turning and running along said line of Lot 430 and division line of the present R-2 zone to a point on the southerly line of said Lot 430 and a corner;

thence turning and running in a northeasterly direction along said southerly line of Lot 430 to a point on the easterly line of Lot 125 on said Assessor's Plat 12 and a corner;

thence turning and running in a southeasterly direction along the easterly lines of Lots 125, 128 and Lot 131 to the point and place of beginning;

The above area presently a R-4 zone to be changed to a C-4 Heavy Commercial Zone.

Beginning at a point, said point being the angle point and the intersection of the centerlines of South Main Street and Power Street;

thence running in a northeasterly direction along said centerline of Power Street to the present C-4, R-2 zone division line;

thence turning and running in a southeasterly direction along said C-4, R-2 and C-4, R-4 zone division line to Williams Street and crossing Williams Street on said C-4, R-4 zone division line to the centerline of James Street and a corner;

thence turning and running in an easterly direction along said centerline of James Street to a point on the present C-4, R-2 zone division line and a corner;

thence turning and running in a southeasterly direction along said C-4, R-2 zone division line to the northerly line of Lot 184, A.P. 16 and a corner;

thence turning and running an easterly direction along said C-4, R-2 zone division line to the easterly line of Lot 122 and a corner;

thence turning and running in a southerly direction along said C-4, R-2 zone division line and said easterly line of Lot 122, A.P. 16 to a point on the centerline of Transit Street and a corner;

thence turning and running in a westerly direction along said centerline of Transit Street to the intersection of Transit Street, Wickenden Street and South Main Street;

thence turning and running in a northwesterly direction along the centerline of South Main Street to the intersection of the centerlines of South Main Street and Power Street to the point and place of beginning.

The above described area presently zoned C-4 Heavy Commercial zone to be changed from a C-4 Heavy Commercial zone to an R-4 Multiple Dwelling zone.

Also beginning at a point, said point being located on the centerline of Power Street and being the southeasterly corner of area herein described;

thence running along said centerline of Power Street to the present R-4, C-4 zone division line.

thence turning and running in a northwesterly direction through Lots 70, 69, 67 to the centerline of Planet Street;

thence turning and running in a northeasterly direction along said centerline to Planet Street to the projected easterly line of Lot 182;

thence turning and running in a southeasterly direction bounded northeasterly by the easterly lines of Lots 182 and 72 and the present R-4, R-2 zone division line to the point and place of beginning.

The above described area presently zoned R-4 to be changed to C-4 Heavy Commercial Zone.

Beginning at a point said point being the centerline of Wickenden Street;

thence running in a northerly direction bounded in part westerly by Lot 213 on Assessor's Plat 16 to the southerly line of Lot 443 on said Assessor's Plat 16, and a corner;

thence turning and running in an easterly direction bounded northerly by said Lot 443 to the westerly line of Lot 479 on Assessor's Plat 16, and a corner;

thence turning and running in a southerly direction bounded easterly by said Lot 479 to a point on the centerline of said Wickenden Street;

thence turning and running in a westerly direction along said centerline to the point and place of beginning.

The above described Area presently zoned as C-4, to be changed to C-2 General Commercial Zone.

Beginning at a point, said point being the intersection of the centerline of Wickenden and Ives Streets;

thence running northerly along said centerline of Ives Street to the projected southerly line of Lot 557, A.P. 17;

thence turning and running in an easterly direction bounded northerly in part of Lot 557 on Assessor's Plat 17 to a point on the westerly line of Lot 485 on said Assessor's Plat 17, and a corner;

thence running in a southerly direction bounded easterly by said Lot 485 to a point on the centerline of said Wickenden Street and a corner;

thence turning and running in a westerly direction along last said centerline to the point and place of beginning.

The above described area presently zoned C-2 to be changed to C-1 limited Commercial Zone.

SECTION 2. Chapter 1974-48, File No. 641 of the Ordinances of the City of Providence, approved December 20, 1974 is hereby rescinded.

SECTION 3. This ordinance shall take effect upon its passage.

APPROVED
MAYOR

IN CITY COUNCIL
MAY 13 1976
FIRST READING
READ AND PASSED
CLERK

MAY 24 1976

IN CITY COUNCIL
MAY 20 1976
FINAL READING
READ AND PASSED
ACTING PRESIDENT
CLERK

THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

Chairman

May 4 1926 Clerk

MAY 5 1926
BOARD AND ORDINANCE
BEARING

MAY 5 1926
COUNCIL
IN CITY

MAY 5 1926
FIRST READING
GEO. AND PASSED

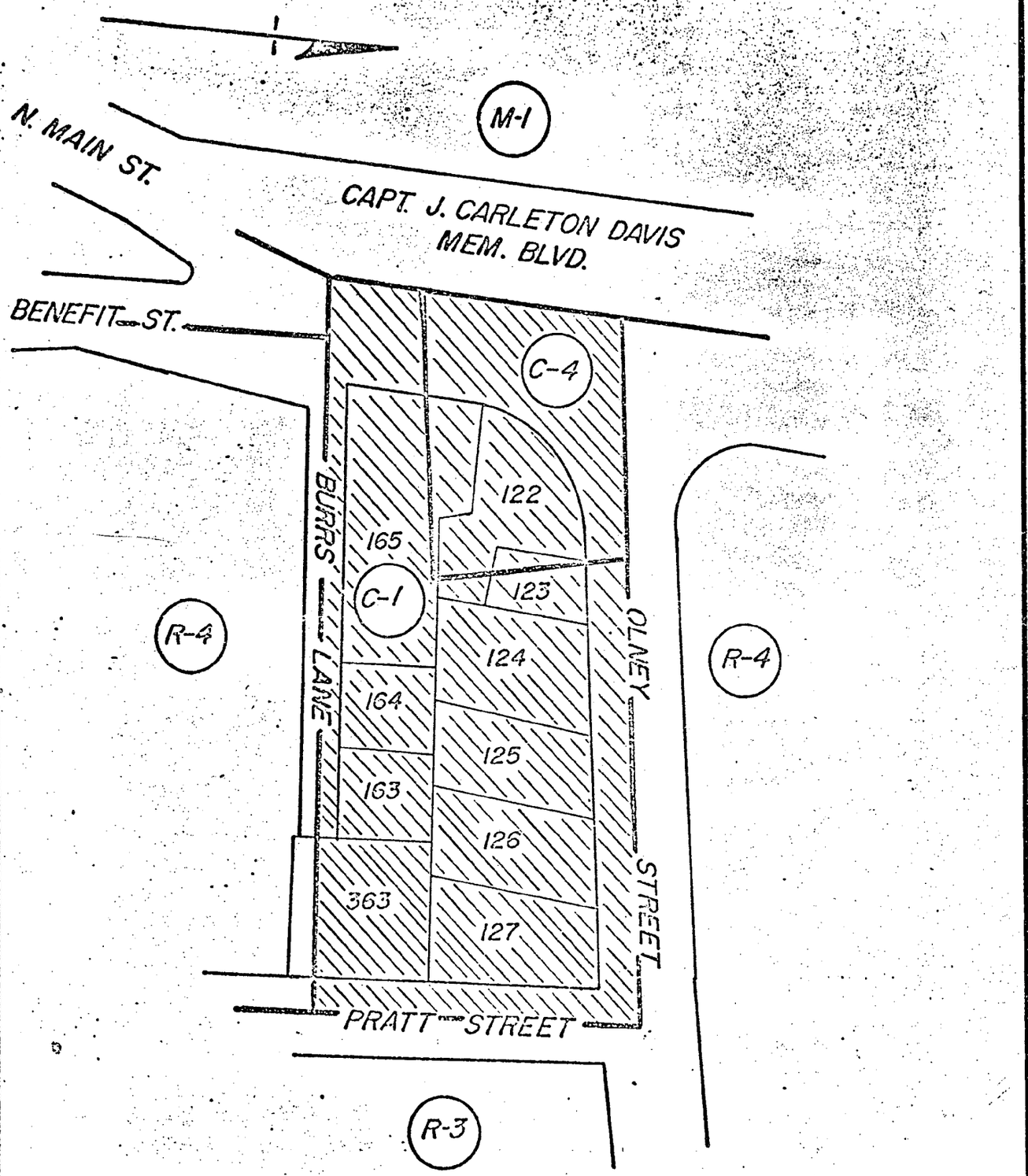
IN CITY COUNCIL

APPROVED

Zoning Change No.

Cross-Hatched Area To Be Changed
From A C-4 Heavy Commercial Zone
And A C-1 Limited Commercial Zone
To An R-4 Multiple Dwelling Zone

PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No
Date April 15, 1974



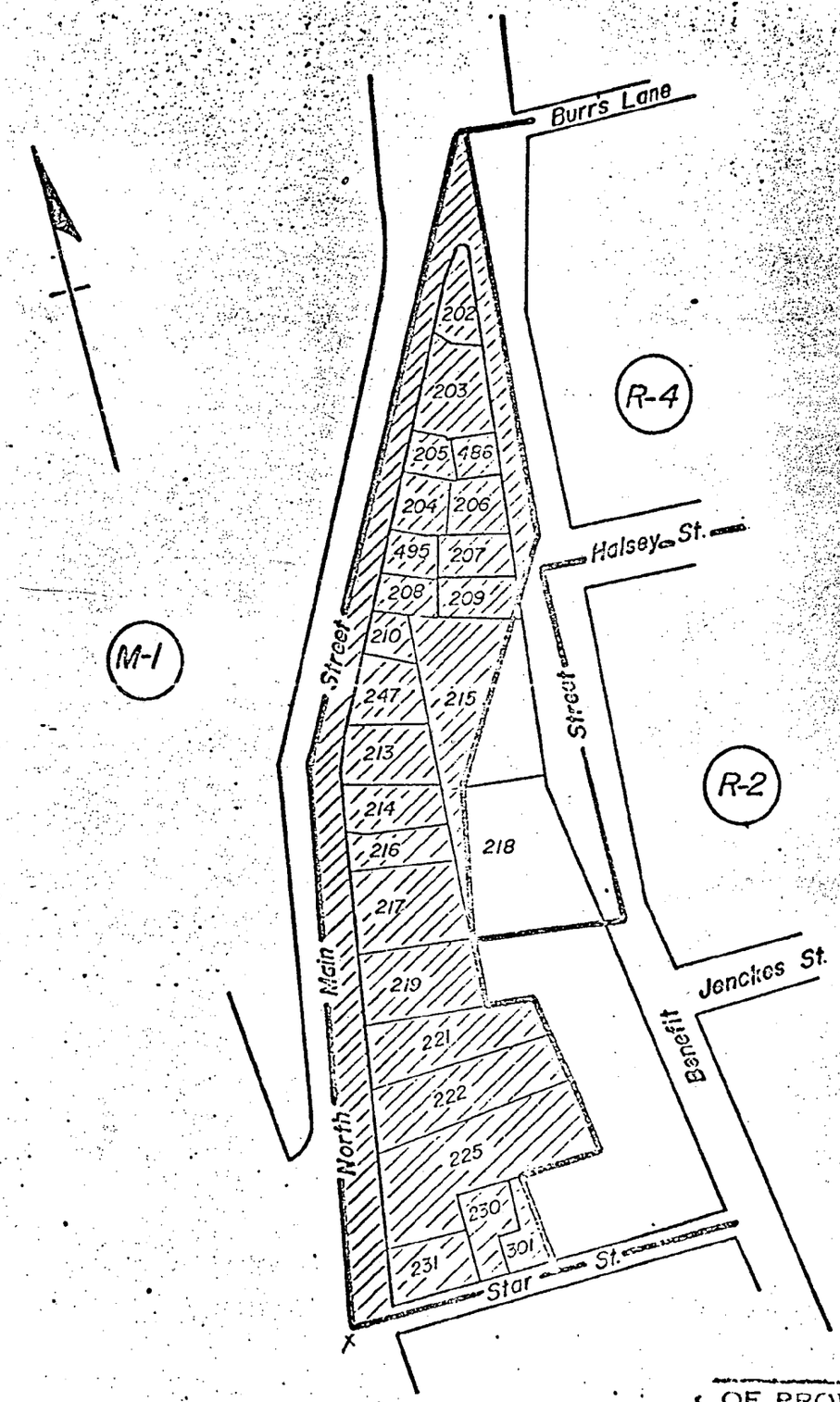
CITY OF PROVIDENCE, R. I.
Public Works Department — Zoning Office
Showing Zoning Change No.
Drawn by Dennis Checked by A.P.
Scale 1" = 60' Date April 15, 1974
Correct [illegible] Associate Engr.
Approved [illegible] CHIEF ENGINEER

Lot Numbers From Assessor's Plat 9

Zoning Change No. -

Cross-Hatched Area To Be Changed
From A C-2 General Commercial Zone
To An R-4 Multiple Dwelling Zone

PROVIDENCE, R. I.
PUBLIC WORKS DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No.
Date April 11, 1974



OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing Zoning Change No.
Drawn by Dennis Checked by A.P.
Scale Not To Scale April 11, 1974
Corrected [illegible] Engr.
Approved [illegible] Engineer

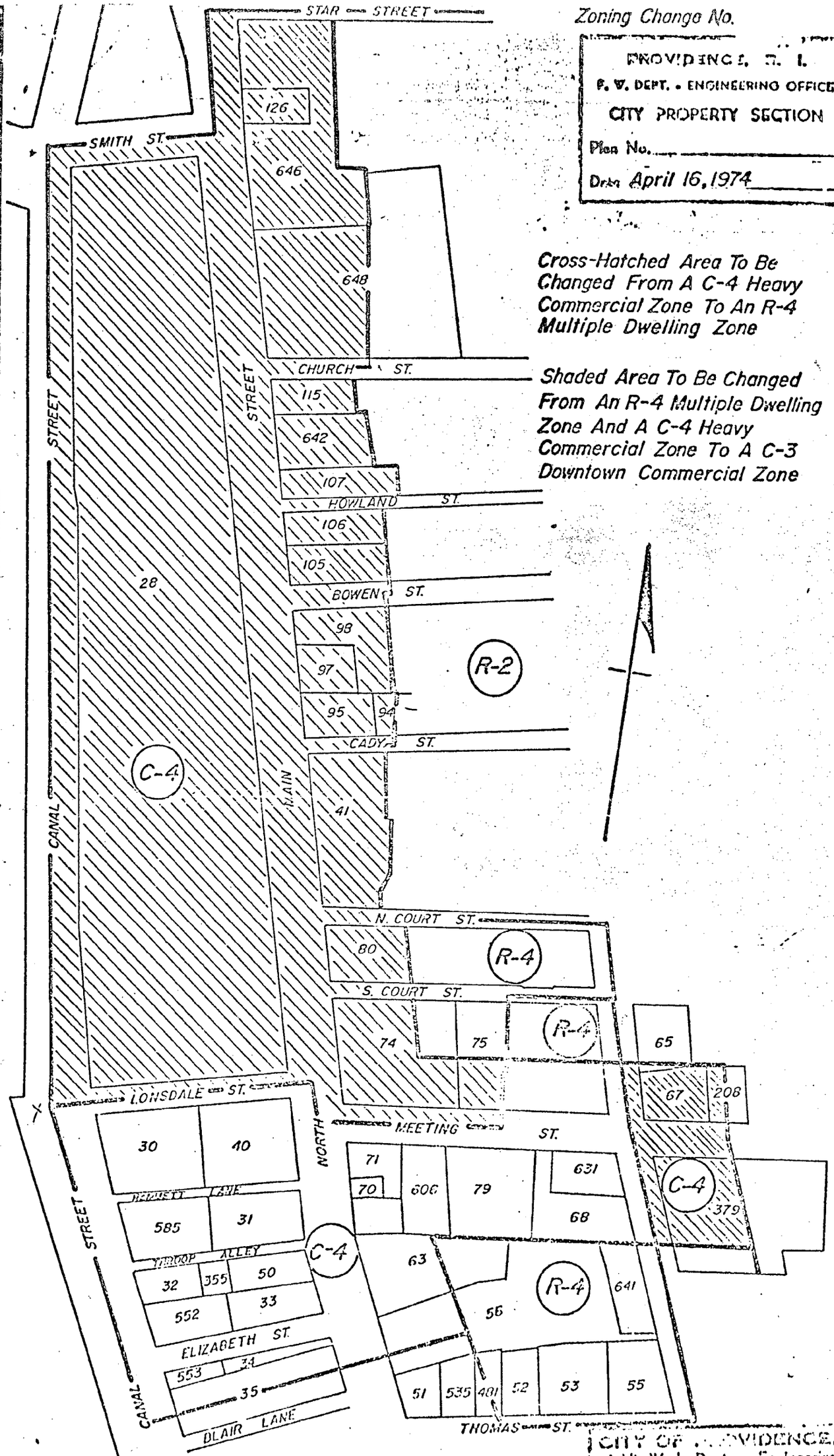
Lot Numbers From Assessor's Plat 3

Zoning Change No.

PROVIDENCE, R. I.
P. W. DEPT. • ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No.
Date April 16, 1974

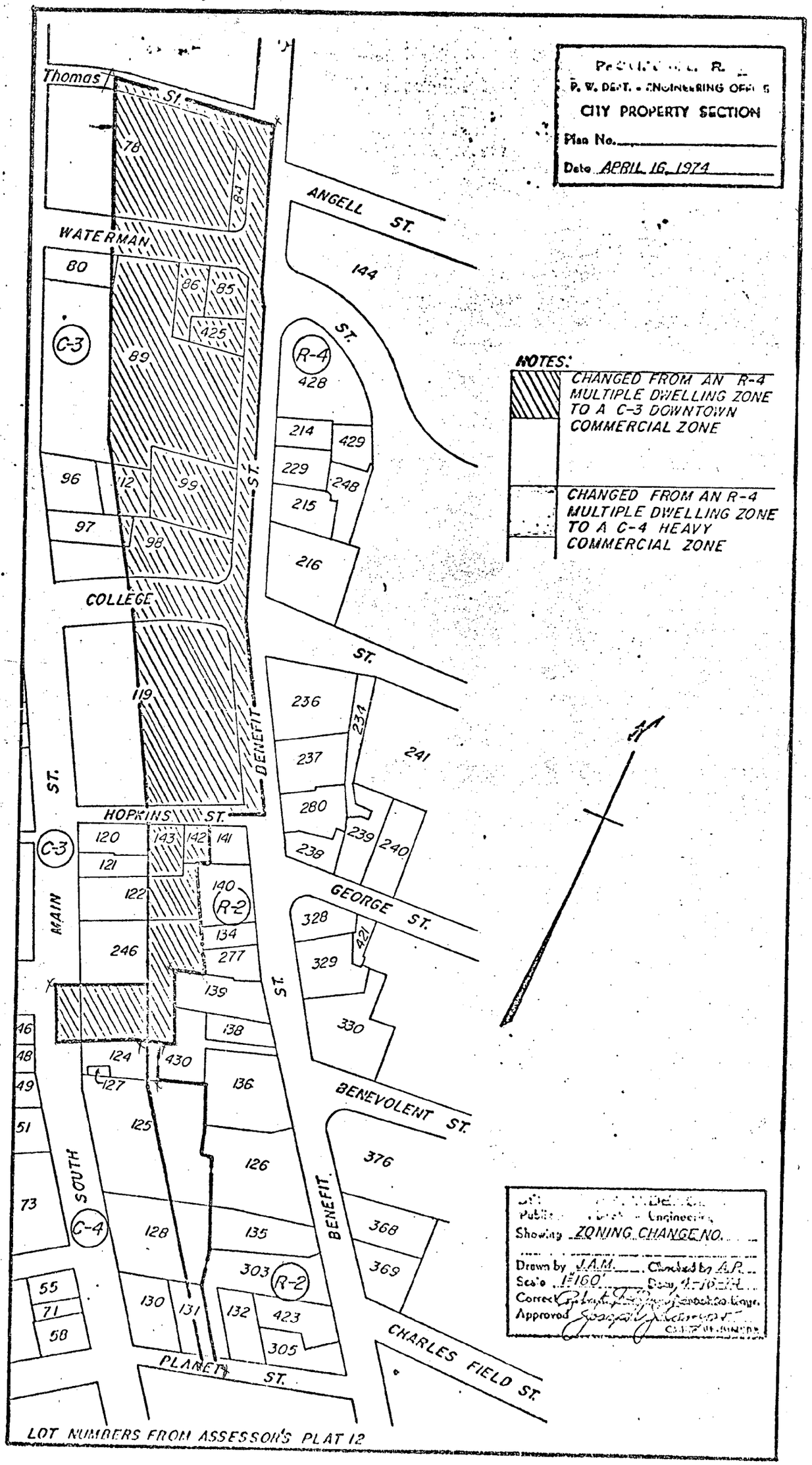
Cross-Hatched Area To Be Changed From A C-4 Heavy Commercial Zone To An R-4 Multiple Dwelling Zone

Shaded Area To Be Changed From An R-4 Multiple Dwelling Zone And A C-4 Heavy Commercial Zone To A C-3 Downtown Commercial Zone

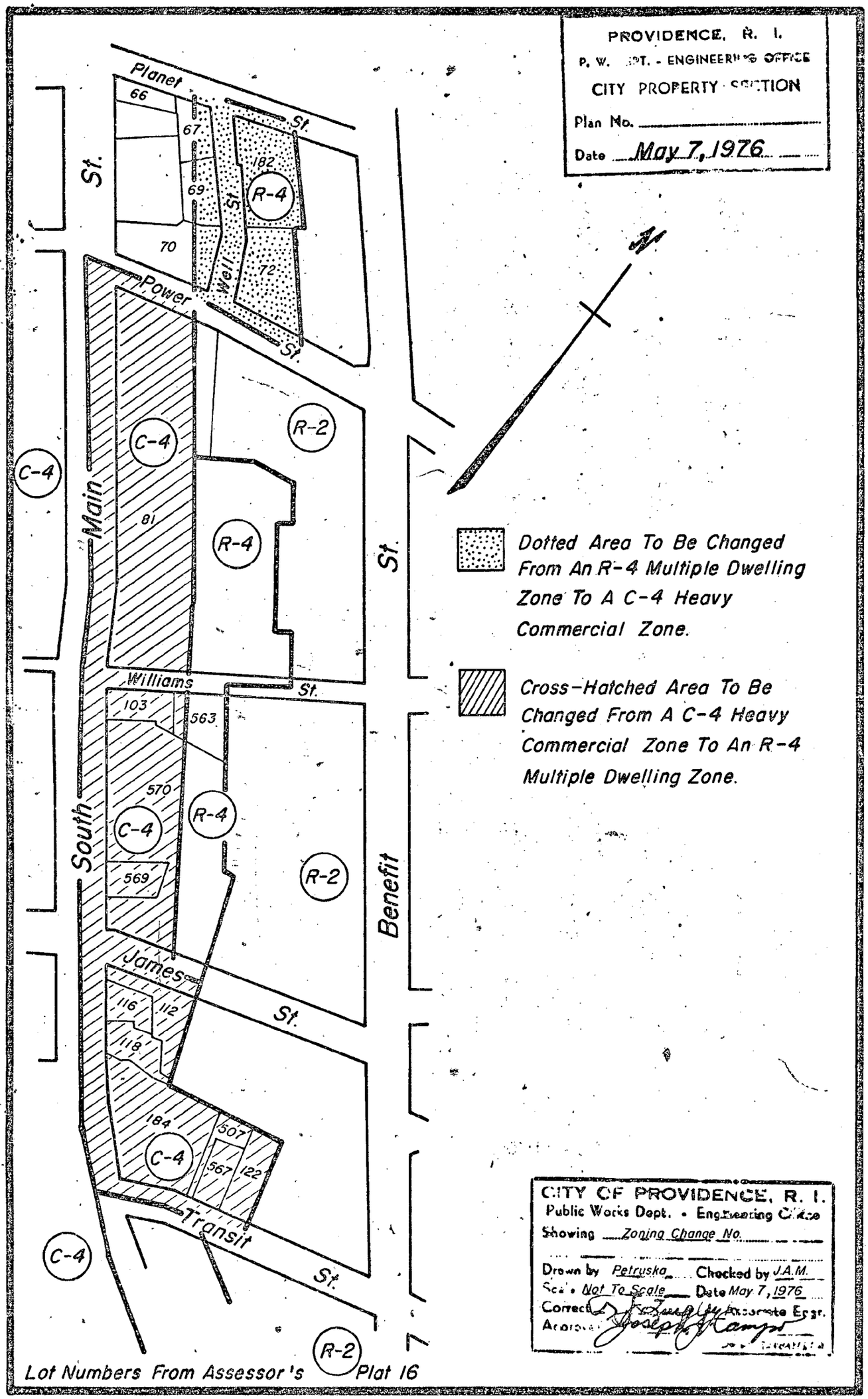


Lot Numbers Taken From Assessor's Plat 10

CITY OF PROVIDENCE, R. I.
Public Works Dept. • Engineering Office
Zoning Zoning Change No.
Drawn by J. Dennis Checked by A.P.
Scale Not To Scale Date April 16, 1974


P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No.
Date APRIL 16, 1974
NOTES:
CHANGED FROM AN R-4 MULTIPLE DWELLING ZONE TO A C-3 DOWNTOWN COMMERCIAL ZONE
CHANGED FROM AN R-4 MULTIPLE DWELLING ZONE TO A C-4 HEAVY COMMERCIAL ZONE
Showing ZONING CHANGE NO.
Drawn by J.A.M.
Checked by A.P.
Scale 1"=160'
Date 4-10-74
Approved
Thomas St.
WATERMAN
ANGELL ST.
COLLEGE
HOPKINS ST.
BENEFIT ST.
MAIN ST.
SOUTH
GEORGE ST.
BENEVOLENT ST.
CHARLES FIELD ST.
PLANET ST.
C-3
C-4
R-2
R-4
LOT NUMBERS FROM ASSESSOR'S PLAT 12

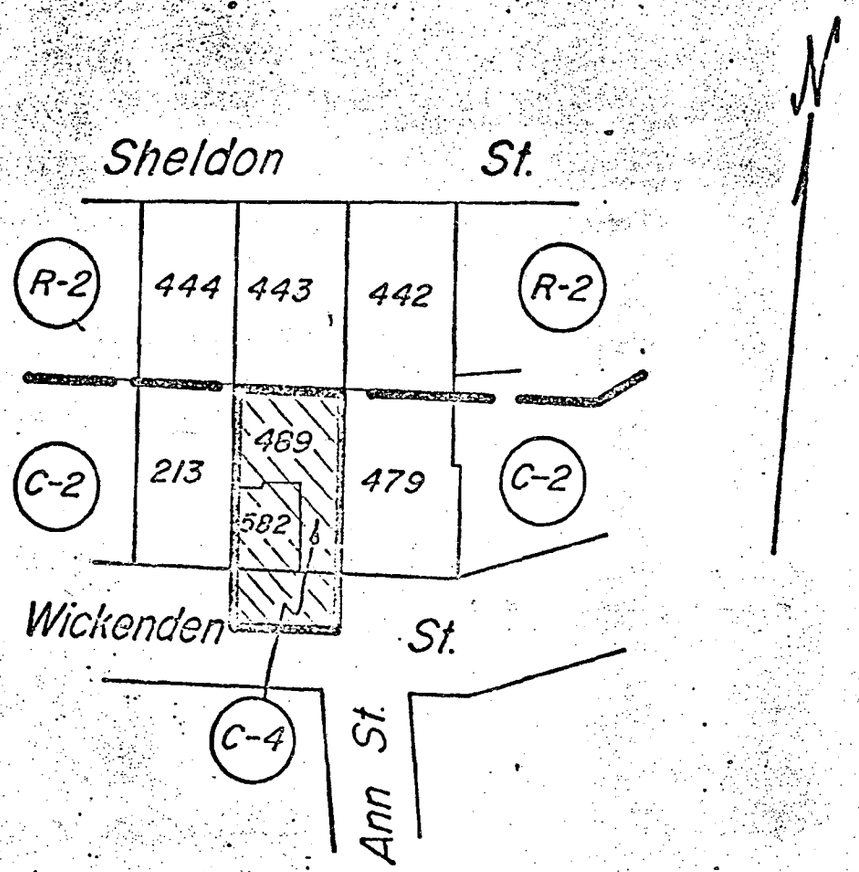
PROVIDENCE, R. I.
P. W. DPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date May 7, 1976



CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing Zoning Change No. _____
Drawn by Petruska Checked by J.A.M.
Scale Not To Scale Date May 7, 1976
Corrected [illegible] Asst. Engr.
Approved Joseph A. Campo

Zoning Change No.

PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No.
Date May 9, 1974



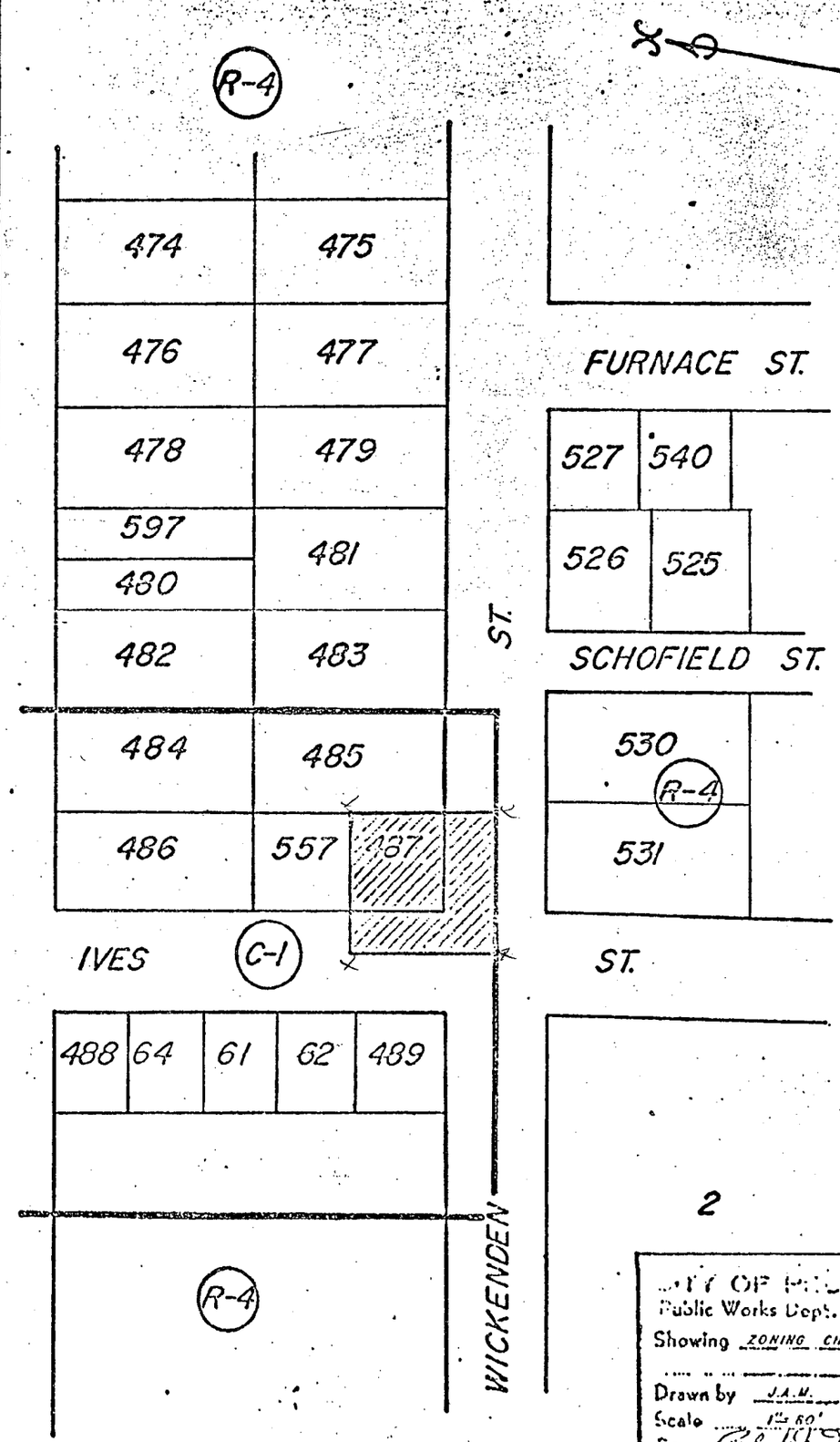
Cross-Hatched Area To Be Changed
From A C-4 Heavy Commercial Zone
To A C-2 General Commercial Zone

CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing Zoning Change No.
Drawn by Donofrio Checked by A. P.
Scale Not To Scale Date May 9, 1974
Correct
Approved

Lot Numbers From Assessor's Plat 16

NOTE: CROSSHATCHED AREA TO BE CHANGED FROM A C-2 GENERAL COMMERCIAL ZONE TO A C-1 LIMITED COMMERCIAL ZONE

PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date 4-16-74



2

CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing ZONING CHANGE NO. _____
Drawn by J.A.M. Checked by A.P.
Scale 1" = 80' Date 4-16-74
Correct [illegible] Engr.
Approved [illegible] CITY ENGINEER

LOT NUMBERS FROM ASSESSOR'S PLAT 17

PRA

PROVIDENCE REDEVELOPMENT AGENCY

May 10, 1976

Mr. Vincent Vespia
City Clerk
City Hall
Providence, R.I. 02903

Re: East Side Renewal Project, R.I. R-4
Proposed Rezoning

Attention: Councilman Vincent J. Cirelli, Chairman
Committee on Ordinances

Dear Mr. Vespia:

On Saturday, May 1, 1976, I was requested to attend a meeting of the City Council Committee on Ordinances relative to the above referred to matter. The Committee requested that I amend the aforesaid proposed ordinance to delete the area bounded by Transit, Benefit and Wickenden Streets and to submit that rezoning request at a later date; and that the proposed rezoning of that portion of North Main Street between Bowen and North Court Streets from C-4 to R-5 be changed from C-4 to R-4.

The aforesaid two changes have been made in the body of the ordinance and the attached maps, and an original and 35 copies of same are transmitted herewith.

Sincerely yours,

Stanley Bernstein

Stanley Bernstein
Executive Director

SB:ee

Enclosures

40 FOUNTAIN ST. • PROVIDENCE • RHODE ISLAND • 02903 • TELEPHONE 401-831-6550