

**PROPOSED  
REDEVELOPMENT  
PLAN**

**APPROVED BY CITY COUNCIL COMMITTEE  
ON URBAN REDEVELOPMENT, RENEWAL  
AND PLANNING ON OCTOBER 17, 1966**



**EAST SIDE**

**RENEWAL PROJECT**

**PROJECT NO. R.I. R-4**

**PROVIDENCE REDEVELOPMENT AGENCY  
PROVIDENCE, RHODE ISLAND**

PROPOSED REDEVELOPMENT PLAN

for the

EAST SIDE PROJECT NO. R. I. R-4

OCTOBER 1966

## TABLE OF CONTENTS

TABLE OF CONTENTS . . . . .	i
I. INTRODUCTION	
A. Project Background . . . . .	1
B. General Proposals . . . . .	1
C. Objectives of Plan . . . . .	2
D. Abbreviations Used in Plan . . . . .	4
II. DESCRIPTION OF PROJECT	
A. Project Area Location Defined by Boundaries. . . . .	5
B. The Project Area as a Deteriorated Blighted Area . . . . .	5
C. Proposed Redevelopment Activities . . . . .	6
III. LAND USE PLAN	
A. Land Use Map. . . . .	8
B. Land Use Provisions and Building Requirements . . . . .	8
1. Randall Square Section . . . . .	8
2. Constitution Hill-North Benefit Street Section . . . . .	11
3. South Main-South Water Streets Section. . . . .	16
4. Fox Point Section . . . . .	19
C. Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements . . . . .	23
D. Miscellaneous Provisions . . . . .	24
E. Zoning . . . . .	26
IV. PROJECT PROPOSALS	
A. Land Acquisition . . . . .	27
B. Public Improvements . . . . .	30

V. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF LOCAL LAW

A. Conformity to General Plan . . . . .	32
B. Relocation . . . . .	32
C. Method of Financing. . . . .	33

VI. CHANGES IN APPROVED PLAN . . . . . 35

VII. Maps

A. Map No. 1, Existing Land Use and Zoning . . . . .	36-37
B. Map No. 2, Proposed Land Use and Zoning . . . . .	38-39
C. Map No. 3, Project Sections . . . . .	40
D. Map No. 4, Proposed Acquisition . . . . .	41-42
E. Map No. 5, Right-of-Way Adjustments . . . . .	43-44
F. Map No. 6, Public Utility-Sanitary Sewers and Storm Drainage . . . . .	45-46
G. Map No. 7, Public Utilities-Water Service . . . . .	47-48
H. Map No. 8, Public Utilities-Communications . . . . .	49-50

VIII. EXHIBITS

- A. Legal Description of Boundaries
- B. Industrial Performance Standards
- C. The Minimum Property Standards for Urban  
Renewal Rehabilitation

PROJECT NO. R. I. R-4  
EAST SIDE  
REDEVELOPMENT PLAN

I. INTRODUCTION

A. Project Background

The East Side Project originated with the College Hill Study. The 343 acre project includes, however, a number of areas previously considered for separate renewal action. Planning studies for renewal projects in the Randall Square, Constitution Hill, Prospect Terrace, South Main Street and Tockwotton Sections were undertaken as early as 1950 culminating in the report entitled: "REDEVELOPMENT PROPOSALS FOR CENTRAL AREAS IN PROVIDENCE, RHODE ISLAND".

Application for a Survey and Planning contract for the area was instituted subsequent to completion of the 1957-1959 College Hill Study which had been initiated by the Providence Preservation Society and undertaken jointly by that Society and the City Plan Commission under the Federal Demonstration Grant Program.

This Plan includes: 1) the renewal area proposed in the College Hill Study; 2) the Randall Square area adjacent to Constitution Hill at the northern end of the project; and 3) that section of the Fox Point area east of Hope Street.

Structural and environmental conditions vary widely within the project area. In its northernmost section, Randall Square, many structures are in extremely poor condition and there is no trend toward improvement. In the project's southern section, Fox Point, housing improvement is shown by a comparison of housing inspections conducted by the Redevelopment Agency in 1951 and 1961. Along Benefit Street, in the middle portion of the project, there are sharp contrasts in housing quality, largely as a result of private historic preservation efforts that have raised about 75 residences from a dilapidated condition to extremely good condition during the period since 1956.

The Agency's housing and non-residential building inspections indicate that 675, or 40 percent, of the 1674 structures in the project area were in deteriorated condition as described on page 5 of this report.

B. General Proposals

Several renewal proposals for the East Side Project Area are based substantially on concepts developed in the College Hill planning study. Among such proposals are the Roger Williams National Memorial, an enlargement of the

existing park between Canal and North Main Streets; the combination of new construction and restoration of residential and commercial structures planned for the South Main Street section; and the development of an historic trail running the length of Benefit Street.

Other project proposals include: 1) clearance and redevelopment of virtually all of Randall Square for industrial and commercial reuse; 2) expansion of facilities for religious institutions in the Constitution Hill--North Benefit Street Section of the Project; 3) limited new construction, large-scale rehabilitation, and restoration in the North Benefit Street and Fox Point Sections of the project; and 4) expansion of recreational facilities in the Fox Point Section.

### C. Objectives of Plan

This Redevelopment Plan sets forth an outline for the redevelopment of land in the East Side Project Area in accordance with the provisions of Chapters 31-33 inclusive of Title 45 of the General Laws of Rhode Island, 1956, as amended, referred to in this Plan by its short title, "Redevelopment Act of 1956", and with the provisions of the Housing Act of 1949 as amended to date. This Plan constitutes an Urban Renewal Plan for the project area within the meaning of the Housing Act of 1949 as amended to date.

The project undertaking outlined by this Plan is designed to attain the purposes of the Redevelopment Act of 1956 by eliminating and preventing the recurrence of blighted and substandard conditions in the project area and by insuring the replacement of such conditions by the development of well-planned, integrated, stable, safe and healthful neighborhood(s).

Accordingly, specific objectives of this Plan include:

1. Development of an industrial and wholesaling section which may assure adequate places for the establishment and retention of businesses and for the employment of people;
2. Accommodation of substantial traffic volumes by the construction of major thoroughfares, bridges and street widenings;
3. Preservation of historic sites and buildings where feasible;
4. Promotion of the Area's rich architectural value;
5. Maintenance of the present variety of physically adequate housing in residential sections;
6. Minimization of displacement of as many of the current residents as

possible except when clearance is necessary for: a) the removal of residential units from the industrial section of the Area; b) the elimination of deteriorated structures which are not rehabilitated; and c) the provision of community facilities, necessary commercial or institutional uses, new residential development, or other project improvements;

7. Improvement of structural condition and maintenance throughout the Area by providing for the intensification of the enforcement of City code standards and the encouragement of the attainment of higher-than-code standards in the rehabilitation of structures;

8. Rehabilitation by the Agency or disposition by the Agency for private rehabilitation of deteriorated structures.

9. Clearance of those deteriorated structures not rehabilitated;

10. Relocation of rehabilitable or standard structures where necessary and feasible;

11. Assistance in the orderly growth of major institutions in or adjacent to the area and the protection of existing residential development;

12. Establishment of public recreational facilities;

13. Promotion of sound development and redevelopment in the Area by the provision and enforcement of controls governing the use and maintenance of land;

14. Enhancement of the physical environment of the Area by the separation of incompatible land uses and, where necessary, by the removal of incompatible land uses;

15. Provision of trees and other landscape features;

16. Requirements for appropriate new construction;

17. Improvement of circulation in the Area by the establishment of off-street parking requirements for developers in clearance sections;

18. Use of vacant land acquired or of other sites cleared by the Agency for: a) off-street parking; b) open space; or c) relocated structures;

19. Retention in residential portions of the project of existing non-residential uses serving the neighborhoods involved;

20. Provision of sites for the expansion or development of necessary public community facilities or private institutional facilities; and

21. Provision of sites for appropriate new development replacing inadequate in inappropriate existing development.

In the execution of this Project the Agency shall give due consideration to the foregoing objectives. Where conflict among the objectives exists, the Agency shall consider those objectives which, in its opinion, best reflect the public good.

D. Abbreviations Used in Plan

Abbreviations for the following terms and/or titles employed in this document are:

TERMS - TITLES	ABBREVIATIONS
1. "Providence Redevelopment Agency" . . . . .	"Agency"
2. "Redevelopment Plan" . . . . .	"Plan"
3. "Redevelopment Project" . . . . .	"Project"
4. "East Side Project Area" . . . . .	"Area"
5. "City of Providence" . . . . .	"City"
6. "City Council of the City of Providence" . . . . .	"City Council"
7. "Zoning Ordinance of the City of Providence , Chapter 54, Approved Sept. 21, 1951, as Amended" (As of 10/1/65). . . . .	"Zoning Ordinance"
8. "Minimum-Standards Housing Ordinance" (As of 10/1/65) . . . . .	"Minimum Housing Code"
9. "Building Ordinance of the City of Providence" (As of 1/4/65) . . . . .	"Building Code"

## II. DESCRIPTION OF PROJECT

### A. Project Area Location Defined by Boundaries

1. The boundaries of the Area are as shown on Map No. 1, Existing Land Use and Zoning (1)

2. A legal description of the boundaries of the Area is attached as Exhibit A.

### B. The Project Area As A Deteriorated Blighted Area

The East Side Project is a deteriorated blighted area, within the meaning of the "Redevelopment Act of 1956" as amended to date, because there exist in the area buildings or improvements, used or intended to be used for living, commercial, industrial or other purposes, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) defective design or insanitary or unsafe character or condition of physical construction, (4) defective or inadequate street and lot layout, (5) mixed character, deterioration or shifting of uses to which they are put, or any combination of such factors and characteristics are conducive to the further deterioration and decline of the area and do injuriously affect the entire area. The project area is not restricted to, nor does it consist entirely of, lands, buildings, or improvements which of themselves are detrimental but is an area in which such conditions exist, and injuriously affect the entire area.

Evidence of physical deterioration of residential structures was compiled from data provided in housing evaluation surveys. These detailed surveys were carried out by investigators using the "Appraisal Method for Measuring the Quality of Housing" developed by American Public Health Association and recommended for use by the U. S. Public Health Service. Inspections were completed in 96.2% or 1290 of the 1341 residential structures in the Area. These inspections covered 97.3% of 3256 of the 3347 dwelling units in the Area's residential structures. Results of the surveys indicate a composite picture of the deficiencies which characterize housing in the Area.

Basic Dwelling Deficiencies: 47.7% of the total number of the dwelling units inspected were found to have at least one basic deficiency in essential dwelling facilities; 17.2% have two or more such basic deficiencies. Basic deficiencies include serious deterioration, serious overcrowding, lack of dual egress, lack of sanitary facilities and serious inadequacies in lighting and ventilation. A basic deficiency indicates a serious violation of minimum standards for continued dwelling occupancy and building safety which ordinarily would justify removing occupants from the dwelling until the violation was

(1) See Pages 36-37

corrected. Of the dwelling units surveyed, 49% were without central heating; 24.9% without inside hot water; 21.9% without available bath; 6.1% without dual egress; 6.8% without private or adequate toilets.

Evidence of physical deterioration of non-residential structures was compiled by investigators using schedules, the standards of which were derived from the Building Code.

Surveying the non-residential structures were investigators who were either inspectors of the Providence Department of Building Inspection and/or professional architects or engineers. In both instances, the same method of evaluation was employed.

Of the 333 non-residential structures surveyed, only 142 were found to be safe, lacking any deficiencies; 60 were found to be safe with few or minor deficiencies; 53 were found to have many or serious deficiencies; and 78 were found to be unsafe.

Of the total number of the project's structures, 1674, 675 (40%) were found to be substandard, seriously deficient or unsafe.

### C. Proposed Redevelopment Activities

1. Proposed redevelopment activities shall include, but not by way of limitation: (a) acquisition of land, buildings or both; (b) rehabilitation and restoration; (c) demolition and clearance; (d) relocation of site occupants; (e) installation of site improvements; (f) changes in zoning; (g) intensified enforcement of local ordinances; (h) disposition of land and buildings; and (i) relocation of structures.

2. The execution of project activities proposed above will be undertaken by the Agency and the City.

#### a. Providence Redevelopment Agency

Under the provisions of the Redevelopment Act of 1956, the Agency is empowered to undertake all clearance and redevelopment functions including (a) the acquisition and clearance of any and all land and buildings in blighted and substandard areas; (b) the relocation of occupants therein; (c) the installation and construction of site improvements; (d) the disposition of land for reuse in accordance with the Plan; (e) acceptance from the City of any and all donations of land, site improvements, supporting facilities, grants-in-aid, services, and other cooperative activities necessary to the execution of this Plan, which the

City by the terms of the same statute is empowered to contribute with or without consideration to the Project undertaking; (f) the rehabilitation of structures; (g) the restoration of structures; (h) the periodic inspection of the project area to insure compliance with the provisions of this Plan; and (i) the investigation of complaints by industrial occupants of the Area or by owners of property adjacent to the industrial section of the Area. In cases of such investigation, the Agency shall: (1) find that the industrial operations do conform to the Performance Standards in Exhibit B; or, (2) confer with the management of the plant to effect such changes as are necessary for compliance with Performance Standards; or, as a final alternative, (3) refer the complaint to one or more expert consultants selected by the Agency.

In the event the measurements indicate actual violation of the Performance Standards, the cost of such consulting services shall be assumed by the management of the defective plant. When the measurements do not indicate violation of Performance Standards, the Agency shall assume the aforementioned expense.

b. City of Providence

Under the terms of the ordinance approving and adopting this Plan, the City commits itself to: (a) the vacation and acceptance of right-of-way easements dedicated for street purposes; (b) changes in zoning district and fire district designations and boundaries; (c) the provision of municipal improvements designed to support the private reuses of land in the Area; (d) the donation of real property; (e) a systematic and intensified enforcement of laws and ordinances relating to the use, occupancy, maintenance and repair of buildings and other improvements; and (f) the provision of local grants-in-aid.

### III. LAND USE PLAN

A. Land Use Map - See Map No. 2 Proposed Land Use and Zoning (1)

B. Land Use Provisions and Building Requirements

The following controls shall restrict the use and development of areas acquired for redevelopment in each of the four sections indicated on Map No. 3 Project Sections. (2)

1. Randall Square Section

a. M-1 General Industrial Zone

(1) Permitted Uses

(a) Only M-1 General Industrial uses of the Zoning Ordinance shall be permitted in this section of the Area except for:

Animal hospital or kennels;  
Automobile or machinery wrecking;  
Junkyard: storage, sorting, collecting or  
bailing of rags, paper, metal or junk.

The permitted uses shall conform to the Performance Standards noted in Exhibit B.

(b) Only those commercial uses set forth in the Zoning Ordinance shall be permitted which in the opinion of the Agency serve the purposes, objectives and concepts of the Plan and, in the opinion of the Agency, serve the best interests of the City of Providence for the forty year period constituting the life of the Plan. Any proposed change in use during this 40 year life of the Plan shall be subject to the approval of the Agency in accordance with the foregoing standards.

(c) Residential and institutional uses are excluded from this section of the Area.

(1) See Pages 38-39

(2) See Page 40

b. M-2 Heavy Industrial Zone

(1) Permitted Uses

(a) The only M-2 Heavy Industrial use of the Zoning Ordinance permitted in this section of the Area shall be meat products manufacture.

(b) M-1 General Industrial uses of the Zoning Ordinance shall be permitted except for:

Animal hospital or kennels;  
Automobile or machinery wrecking;  
Junkyard: storage, sorting, collecting or  
bailing of rags, paper, metal or junk.

All permitted M-2 and M-1 uses shall conform to the Performance Standards described in Exhibit B.

(c) Only those commercial uses set forth in the Zoning Ordinance shall be permitted which in the opinion of the Agency serve the purposes, objectives and concepts of the Plan and, in the opinion of the Agency, serve the best interests of the City of Providence for the forty year period constituting the life of the Plan. Any proposed change in use during this 40 year life of the Plan shall be subject to the approval of the Agency in accordance with the foregoing standards.

(d) Residential and institutional uses are excluded from this section of the Area.

(2) Development Controls for Industrial Uses in M-1 and M-2 Industrial Zones.

For the permitted industrial uses in the Randall Square section of the Area the following development controls shall apply:

(a) Land Coverage - Coverage by structures shall not exceed 60 per cent of the lot.

(b) Building Setback - No building shall be closer than twenty (20) feet to any public street. The minimum building setback from interior lot lines shall be twenty (20) feet except where buildings abut, or share a common wall.

(c) Off-Street Parking - Five hundred (500) square feet of off-street parking space shall be provided on the industrial site to be developed for every one thousand (1,000) square feet of gross floor area of the building, excluding the basement area. Where the proposed industrial use does, in the Agency's opinion, necessitate more parking than called for by this provision, the Agency shall require the redeveloper to provide additional off-street parking. But where the proposed industrial use is to be employed for operations involving a high ratio of floor space to personnel, the Agency shall: (1) not require the improvement of more than one parking space for each person employed during the maximum shift, (2) require that the balance of the area not so improved shall be landscaped, and (3) shall require that the site plan show the total required number of parking spaces based upon the above parking requirement (500':1000') and shall designate the landscaped area as reserved for parking.

(d) Off-Street Loading - For every 20,000 square feet or fraction thereof of floor area over 4,000 square feet, there shall be a minimum of one off-street loading space at least 10' x 25' with a 14 foot height clearance, if covered. If this requirement is waived or modified, there shall be reserved such additional off-street loading spaces as are required by this provision. The site plan, as submitted, shall show the full number of required off-street loading spaces and shall designate the landscaped areas as reserved for off-street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces, either to be developed for current use or to be reserved for future use, which will adversely interfere with the Area's circulation pattern.

(e) Building Height - Applicable provisions in the Zoning Ordinance shall control the height of buildings.

(f) Industrial Performance Standards - See Exhibit B.

(g) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

### (3) Development Controls for Commercial Uses

For the permitted commercial uses in the Randall Square Section of the Area the following development controls shall apply:

(1) See Pages 24-25

(a) Land Coverage - Coverage by structures shall not exceed 60 per cent of the area of the lot.

(b) Building Setback - No building shall be closer than twenty (20) feet to any public street. The minimum building setback from interior lot lines shall be twenty (20) feet except where buildings abut, or share a common wall.

(c) Off-Street Parking - One off-street parking space shall be provided for each 500 square feet of gross floor area, excluding automobile parking space provided that at least one off-street parking space shall be provided for each 350 square feet of gross floor area directed to retail uses.

(d) Off-Street Loading - For every 20,000 square feet or fraction thereof of floor area over 4,000 square feet, there shall be a minimum of one off-street loading space at least 10' x 25' with a 14 foot height clearance, if covered. If this requirement is waived or modified, there shall be reserved such additional off-street loading spaces as are required by this provision. The site plan, as submitted shall show the full number of required off-street loading spaces and shall designate the landscaped area as reserved for off-street loading. In no case shall a site plan be acceptable which includes proposals providing for off-street loading spaces, either to be developed for current use or to be reserved for future use, which will adversely interfere with the Area's circulation pattern. No off-street loading shall be permitted in front yards.

(e) Building Height - Applicable provisions in the Zoning Ordinance shall control the height of buildings.

(f) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

2. Constitution Hill -- North Benefit Street Section

a. R-1 One Family Zone

(1) Permitted Uses

R-1 One Family uses shall be permitted within this Section.

(2) Development Controls

(1) See Pages 24-25

For the permitted R-1 One Family Uses in the Constitution Hill--North Benefit Street Section, the following development controls shall apply:

(a) Maximum Density; Land Coverage; Building Setbacks; Building Heights; and Off-Street Parking shall be governed by applicable provisions of the Zoning Ordinance.

(b) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

b. R-3 General Residence Zone

(1) Permitted Uses

(a) R-3 General Residence uses of the Zoning Ordinance shall be permitted in this section of the Area except for: Fraternity or Sorority House.

(2) Development Controls for Residential Uses

For the permitted R-3 General Residence uses in the Constitution Hill-North Benefit Street Section, the following development controls shall apply:

(a) Maximum Density; Land Coverage; Building Setback; and Building Heights shall be governed by applicable provisions of the Zoning Ordinance.

(b) Off-Street Parking

One off-street parking space shall be provided for each dwelling unit and in addition:

-where buildings contain more than three dwelling units the following number of parking spaces shall be provided: (1) one parking space per dwelling unit and (2) parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units.

-where residential buildings are divided into sleeping rooms rather than dwelling units, each two sleeping

(1) See Pages 24-25

rooms for single or double occupancy shall equal one dwelling unit, and where sleeping rooms contain beds for more than two persons, each three beds shall equal one dwelling unit.

-in nursing or convalescent homes, four beds shall equal one dwelling unit, and one additional space shall be provided for every two employees or staff doctors.

For structures of private educational institutions, one off-street parking space shall be provided for each employee of such institutions; one off-street parking space for every two pupils who are at least sixteen years old; and one off-street bus parking space for every 40 students who are under sixteen year of age.

One off-street parking space shall be provided for every eight seats in places of public assembly, provided that where no fixed seats are used, each 20 square feet of public floor area shall equal one seat.

A fraction resulting from calculations required in the above provisions (2 (b) ) shall be considered as one additional off-street parking space.

(c) Screening

Screening of the following type shall be provided as required by the Agency:

-a strip at least four feet wide, densely planted with evergreen shrubs or trees which are at least four feet high at the time of planting and which are of a variety that will attain a height of at least six feet; or a wall or fence of uniform appearance at least five feet high, but not more than six feet above finish grade. Such wall or fence may be opaque or perforated, provided that not more than 50 per cent of the surface is open.

(d) Overnight Off-Street Parking

In residential zones overnight off-street outdoor parking shall be specifically prohibited except for pleasure vehicles and panel trucks, which, in the Agency's opinion, do not adversely affect the neighborhood.

(e) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

(1) See Pages 24-25

c. R-4 Multiple Residence Zone

(1) Permitted Uses

(a) R-4 Multiple Dwelling uses of the Zoning Ordinance shall be permitted in this section of the Area except for: Fraternity or Sorority House.

(2) Development Controls for Residential Uses

For the permitted R-4 Multiple Dwelling uses in the Constitution Hill -- North Benefit Street Section, the following development controls shall apply:

(a) Maximum Density; Land Coverage; Building Setback; and Building Heights shall be governed by applicable provisions of the Zoning Ordinance.

(b) Off-Street Parking

One off-street parking space shall be provided for each dwelling unit and in addition:

-where buildings contain more than three dwelling units the following number of parking spaces shall be provided: (1) one parking space per dwelling unit and (2) parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units.

-where residential buildings are divided into sleeping rooms rather than dwelling units, each two sleeping rooms for single or double occupancy shall equal one dwelling unit, and where sleeping rooms contain beds for more than two persons, each three beds shall equal one dwelling unit.

-in nursing or convalescent homes, four beds shall equal one dwelling unit, and one additional space shall be provided for every two employees or staff doctors.

For structures of private educational institutions, one off-street parking space shall be provided for each employee of such institutions; one off-street parking space for every two pupils who are at least sixteen years old; and one off-street bus parking space for every 40 students who are under sixteen years of age.

One off-street parking space shall be provided for every eight seats in places of public assembly, provided that where no fixed seats are used, each 20 square feet of public floor area shall equal one seat.

A fraction resulting from calculations required in the above (2 (b) ) provisions shall be considered as one additional off-street parking space.

(c) Screening

screening of the following type shall be provided as required by the Agency.

-a strip at least four feet wide, densely planted with evergreen shrubs or trees which are at least four feet high at the time of planting and which are of a variety that will attain a height of at least six feet; or a wall or fence of uniform appearance at least five feet high, but not more than six feet above finished grade. Such wall or fence may be opaque or perforated, provided that not more than 50 per cent of the surface is open.

(d) Overnight Off-Street Parking

In residential zones overnight off-street outdoor parking shall be specifically prohibited except for pleasure vehicles and panel trucks which, in the Agency's opinion, do not adversely affect the neighborhood.

(e) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

d. C-3 Downtown Commercial Zone

(1) Permitted Uses

C-3 Downtown Commercial uses shall be permitted within this Section.

(2) Development Controls

For the permitted C-3 Downtown Commercial Uses in Constitution Hill-North Benefit Street Section, the following development controls shall apply:

(1) See Pages 24-25

(a) Maximum Density; Land Coverage; Building Setbacks; Building Heights; Off-Street Loading and Off-Street Parking shall be governed by applicable provisions of the Zoning Ordinance.

(b) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions." (1)

e. C-4 Heavy Commercial Zone

(1) Permitted Uses

The only C-4 Heavy Commercial use permitted is an Automobile Service Station.

Residential and institutional uses are excluded from this C-4 district.

(2) Development Controls

(a) Land Coverage; Setbacks; Building Heights; Off-Street Parking and Off-Street Loading shall be governed by applicable provisions of the Zoning Ordinance.

(b) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

3. South Main - South Water Section

a. R-4 Multiple Residence Zone

(1) Permitted Uses

R-4 Multiple dwelling uses of the Zoning Ordinance shall be permitted in this Section.

(2) Development Controls

For the permitted R-4 Multiple dwelling uses in the South Main-South Water section, the following development controls shall apply:

(a) Maximum Density; Land Coverage; Building Setbacks; and Building Heights shall be governed by the applicable provisions of the Zoning Ordinance.

(1) See Pages 24-25

**(b) Off-Street Parking**

One off-street parking space shall be provided for each dwelling unit and in addition:

-where buildings contain more than three dwelling units the following number of parking spaces shall be provided: (1) one parking space per dwelling unit and (2) one parking space equal in number to one-quarter of the number of dwelling units in excess of three dwelling units.

-where residential buildings are divided into sleeping rooms rather than dwelling units, each two sleeping rooms for single or double occupancy shall equal one dwelling unit, and where sleeping rooms contain beds for more than two persons, each three beds shall equal one dwelling unit.

-in nursing or convalescent homes, four beds shall equal one dwelling unit, and one additional space shall be provided for every two employees or staff doctors.

For structures of private educational institutions, one off-street parking space shall be provided for each employee of such institutions; one off-street parking space for every two pupils who are at least sixteen years old; and one off-street bus parking space for every 40 students who are under sixteen years of age.

One off-street parking space shall be provided for every eight seats in places of public assembly, provided that where no fixed seats are used, each 20 square feet of public floor area shall equal one seat.

A fraction resulting from calculations required in the above provision 3.a.(2(b)) shall be considered as one additional off-street parking space.

**(c) Screening**

Screening of the following type shall be provided as required by the Agency:

-a strip at least four feet wide, densely planted with evergreen shrubs or trees which are at least four feet high at the time of planting and which are of a variety that will attain a height of at least six feet; or a wall

or fence of uniform appearance at least five feet high, but not more than six feet above finish grade. Such wall or fence may be opaque or perforated, provided that not more than 50 per cent of the surface is open.

(d) Overnight Off-Street Parking

In residential zones overnight off-street outdoor parking shall be specifically prohibited except for pleasure vehicles and panel trucks which, in the Agency's opinion, do not adversely affect the neighborhood.

(e) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

b. C-4 Heavy Commercial Zone

(1) Permitted Uses

(a) C-4 Heavy Commercial uses shall be permitted in this zone except for: Automobile Trailer Sales; Automobile Service Station; Billboards; Drive-In Business; Public Service; Sign Painting or Tire Shop; Laundry or Dry Cleaning Establishment; Plumbing or Sheet Metal Shop; Garage Repair Shop and those uses which are permitted when conducted more than 100 feet from a lot in an R zone.

The following commercial uses shall be permitted only if they are, in the opinion of the Agency, small scale, artisan type operations: Carpenter Shop; Printing and Binding Establishment; Pottery Works and the like.

(b) Institutional uses are excluded from this C-4 district.

(2) Development Controls

(a) Land Coverage; Setbacks; Building Heights; Off-Street Parking and Off-Street Loading shall be governed by applicable provisions of the Zoning Ordinance.

(b) Off-Street Parking - One off-street parking space shall be provided for each 500 square feet of gross floor area excluding automobile parking space provided that at least one off-street parking space shall be provided for each 350 square feet of gross floor area directed to retail uses.

(c) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions

(1) See Pages 24-25

Controlling the Development and Use of Acquired Land and Improvements";  
2) "Miscellaneous Provisions".

4. Fox Point Section

a. R-1 One Family Zone

(1) Permitted Uses

R-1 One Family uses shall be permitted within this Section.

(2) Development Controls

For the permitted R-1 One Family Uses in the Fox Point Section, the following development controls shall apply:

(a) Maximum Density; Land Coverage; Building Setbacks; Building Heights; and Off-Street Parking shall be governed by applicable provisions of the Zoning Ordinance.

(b) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

b. R-3 General Residence Zone

(1) Permitted Uses

R-3 General Residence uses shall be permitted within this Section.

(2) Development Controls

For the permitted R-3 General Residence uses, the following development controls shall apply:

(a) Maximum Density; Land Coverage; Building Setback; Building Heights; and Off-Street Parking shall be governed by applicable provisions of the Zoning Ordinance.

(b) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

(1) See Pages 24-25

c. R-4 Multiple Dwelling Zone

(1) Permitted Uses

(a) R-4 Multiple Dwelling uses of the Zoning Ordinance shall be permitted in this Section except for: Fraternity or Sorority House.

(2) Development Controls

For the permitted R-4 Multiple Dwelling uses in this Section, the following development controls shall apply:

(a) Maximum Density; Land Coverage; Building Setback; and Building Heights shall be governed by applicable provisions of the Zoning Ordinance.

(b) Off-Street Parking

One off-street parking space shall be provided for each dwelling unit and in addition:

-where buildings contain more than three dwelling units the following number of parking spaces shall be provided: (1) one parking space per dwelling unit and (2) one parking space equal in number to one-quarter of the number of dwelling units in excess of three dwelling units.

-where residential buildings are not divided into dwelling units, each two sleeping rooms for single or double occupancy shall equal one dwelling unit, and where sleeping rooms contain beds for more than two persons, each three beds shall equal one dwelling unit.

-in nursing or convalescent homes, four beds shall equal one dwelling unit, and one additional space shall be provided for every two employees or staff doctors.

For structures of private educational institutions, one off-street parking space shall be provided for each employee of such institutions; one off-street parking space for every two pupils who are at least sixteen years old; and one off-street bus parking space for every 40 students who are under sixteen years of age.

One off-street parking space shall be provided for every eight seats in places of public assembly, provided that where no fixed seats are used, each 20 square feet of public floor area shall equal one seat.

A fraction resulting from calculations required in the above provision 4.c.(2(b)) shall be considered as one additional off-street parking space.

(c) Screening

Screening of the following type shall be provided as required by the Agency.

-a strip at least four feet wide, densely planted with evergreen shrubs or trees which are at least four feet high at the time of planting and which are of a variety that will attain a height of at least six feet; or a wall or fence of uniform appearance at least five feet high, but not more than six feet above finish grade. Such wall or fence may be opaque or perforated, provided that not more than 50 per cent of the surface is open.

(d) Overnight Off-Street Parking

In residential zones overnight off-street outdoor parking shall be specifically prohibited except for pleasure vehicles and panel trucks which, in the Agency's opinion, do not adversely affect the neighborhood.

(e) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

d. C-1 Limited Commercial Zone

(1) Permitted Uses

(a) C-1 Limited Commercial uses shall be permitted within this Section.

(2) Development Controls

Land Coverage; Building Setbacks; Building Heights; and Off-Street Loading shall be governed by applicable provisions in the Zoning Ordinance.

(1) See Pages 24-25

(a) Off-Street Parking

One off-street parking space shall be provided for each 500 square feet of gross floor area excluding automobile parking space provided that at least one off-street parking space shall be provided for each 350 square feet of gross floor area directed to retail uses.

(b) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

e. C-2 General Commercial Zone

(1) Permitted Uses

(a) C-2 General Commercial uses shall be permitted within this Section.

(2) Development Controls

Land Coverage; Building Setbacks; Building Heights; and Off-Street Loading shall be governed by applicable provisions of the Zoning Ordinance.

(a) Off-Street Parking

One off-street parking space shall be provided for each 500 square feet of gross floor area excluding automobile parking space provided that at least one off-street parking space shall be provided for each 350 square feet of gross floor area directed to retail uses.

(b) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

f. M-1 General Industrial Zone

(1) Permitted Uses

(a) Only M-1 General Industrial uses of the Zoning Ordinance shall be permitted in this section of the Area except for:

Automobile or machinery wrecking;  
Junkyard: storage, sorting, collecting or bailing  
of rags, paper, metal or junk.

(1) See Pages 24-25

(2) Development Controls for the Industrial Uses

For the permitted industrial uses in this M-1 General Industrial Zone of the Fox Point Section, the following development controls shall apply:

(a) Maximum Density; Land Coverage; Building Setbacks; Building Heights; Off-Street Loading and Off-Street Parking shall be governed by applicable provisions of the Zoning Ordinance.

(b) Other applicable controls are listed below under the headings: 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements"; 2) "Miscellaneous Provisions". (1)

C. Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and Use of Acquired Land and Improvements

1. In all sections, all structures housing non-conforming uses which uses, in the opinion of the Agency, are neighborhood-oriented and/or are not a blighting influence on the neighborhood shall be allowed to remain.

2. In all sections, all structures housing conforming uses which uses, in the opinion of the Agency, are a blighting influence on the neighborhood shall be removed.

3. The controls of this Plan shall obligate and bind all redevelopers and their successors in interest, lessees or assigns. The controls, covenants and restrictions incorporated in this Plan shall be in effect for a period of forty (40) years extending from the date of approval of this Plan by the City Council except that the restriction mentioned in 3.c. hereof shall run for a perpetual period of time. Restrictive covenants or conditions running with the land, consistent with these controls, shall be inserted in and made an effective part of all agreements and conveyances for the disposition of any part, or parcel of land in the project area to require said redevelopers:

a. to use and devote such real property only for the purpose and in the manner stated in the Plan;

b. to comply with such terms and conditions relating to the use and maintenance of real property as in the opinion of the Agency are necessary to carry out the provisions of this Plan;

c. to provide that at no time shall the acquisition, use, disposal or

(1) See Pages 24-25

conveyance of land or improvements within the project area to or by any persons be denied, restricted or abridged, nor occupancy or possession thereof preferred, segregated or refused because of race, color, creed, or nationality of ancestry. Further, all redevelopers shall comply with all Federal, State and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, or national origin in the sale, lease or occupancy of any project property.

The provisions of this section shall also apply to any facilities outside the project area utilized as non-cash grants in aid for the project.

d. to begin and complete the building of improvements within a period of time deemed by the Agency to be reasonable, subject to any provision which may be made for the extension of the time limit with the approval of the Agency;

e. to comply with such terms and conditions specified by the Agency which will prevent holding of land for speculative purposes; and

f. to submit, prior to the initiation of proposed activity, including but not limited to any improvement of the land, all architectural and landscaping plans and specifications as well as any other information, as the Agency may deem necessary, to the Agency for its approval to insure their conformance with the provisions and objectives of this Plan.

#### D. MISCELLANEOUS PROVISIONS

1. Wherever the controls in this Plan restricting the use and development of areas acquired for redevelopment conflict with the provisions of the Zoning Ordinance, the higher standards of this Redevelopment Plan or of the Zoning Ordinance shall govern. Provided, however, that with the written consent of the Department of Housing and Urban Development the Agency may at its discretion, when it deems it advisable and in the best interest of the successful accomplishment of the purposes of this Plan and when it is demonstrated that urban renewal objectives will not be adversely affected, waive the controls or provisions of this Plan.

2. The Agency may, when it deems it advisable, file a petition with the Zoning Board for exceptions or waivers to the Zoning Ordinance.

3. Only those signs or plaques approved by the Agency shall be permitted.

4. Land sold to an adjoining owner shall first be utilized to satisfy requirements of this Plan with respect to his adjoining non-acquired property.

5. The purchaser of land from the Agency obligates himself to provide necessary rehabilitation of his property in the Area not acquired by the Agency to the standards established by this Plan. (See Exhibit C); and, after receipt of notice from the purchaser to the Agency that he has complied with requirements

as noted above, and after the Agency has made a finding of such fact, the Agency will tender to the purchaser a certificate of completion suitable for recording with the Recorder of Deeds.

6. The priorities for the use of scattered sites made available by the Agency shall be: 1) as sites for residential structures relocated from original sites in the Area; 2) as sites for off-street parking; 3) as sites for such other use and development as is consistent with this Plan.

7. Required front yards of building sites shall be maintained in grass except for walks, drives, planting, flag poles and other landscaping or ornamentation. Suitable planting shall be provided and maintained in front of the building or incorporated in the architecture of the structure. No driveway parallel to the street shall be permitted in the required minimum front yard.

8. All areas subject to wheeled traffic shall be paved with bituminous concrete or equivalent surfacing and shall have appropriate bumper or wheel guards where, in the opinion of the Agency, it is determined that they are needed.

9. Wherever a parking area is provided between the front of the building and the required minimum front yard it shall be screened from view from the street. Light standards for the illumination of parking areas shall be shielded in such a way that the light source will not be visible from the street or from adjacent properties.

10. Any area not paved shall be landscaped.

11. The original construction and appearance of buildings, land and improvements and additions thereto on all sites of the project area shall be maintained in good repair and in safe, clean and sanitary condition.

12. Sufficient and suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained.

13. Wherever screening of uses is provided, it shall be a uniform appearing, adequate year-round type subject to the approval of the Agency.

14. A report concerning the proposed sale or lease of any land within the Area shall be submitted to the City Council at a regular or special meeting at least ten (10) days prior to the execution of said sale or lease agreement.

E. Zoning

1. Proposed Zoning

See Map No. 2 Proposed Land Use and Zoning (1) which shows the zone districts to be established within the Area.

2. Identification of all Changes in Existing Zoning.

See Map No. 1, Existing Land Use and Zoning (2) which shows zone districts existing within the Area; see Map No. 2, Proposed Land Use and Zoning (1) which shows zone districts proposed within the Area.

The provisions of the Zoning Ordinance of the City of Providence as approved September 21, 1951 and as amended to the date of approval of this Redevelopment Plan by the City Council shall apply to the project area in addition to the provisions of the Redevelopment Plan.

(1) See Pages 38-39

(2) See Pages 36-37

## IV. PROJECT PROPOSALS

### A. Land Acquisition

All real property in the project area proposed to be acquired as shown on Map No. 4, Proposed Acquisition (1) shall be acquired by donation, negotiation and/or by the exercise of the power of eminent domain granted by law to the Agency. The method by which the Agency shall acquire and make payment for this property will be in accordance with the provisions of the "Redevelopment Act of 1956", as amended. Funds for such payment shall be made available by the Federal Government under a Loan and Grant Contract; and by the City of Providence through any redevelopment bond issue(s). Buildings and structures on land to be acquired shall be demolished and removed; rehabilitated or restored; and/or relocated. These activities may be undertaken by the Agency or through disposition to others.

#### 1. Slum Clearance and Redevelopment Activities

Slum clearance and redevelopment activities shall include, but not by way of limitations: (a) the acquisition of land and buildings; (b) the clearance of land areas acquired; (c) the relocation of occupants therein, (d) the installation of site improvements essential to the preparation of land for reuse in accordance with the terms of this Redevelopment Plan, and (e) the disposition of land for such uses in whole parcels or in parts thereof. Clearance shall be carried out through demolition, and/or the sale of certain structures for removal and relocation from their present locations to new sites.

#### 2. Structure Demolition

All structures on land acquired by the Agency (see Map No. 4, Proposed Acquisition) (1) shall be demolished, rehabilitated, renovated, or relocated. No structure in the area included on the first or second priority list of the Historic District Zoning Ordinance may be demolished until the Agency is satisfied that:

- a. the current owner cannot, within a time deemed reasonable by the Agency, properly restore the structure; or
- b. no other developer is available and willing, within a time specified by the Agency, to undertake the proper restoration; or
- c. it is not either practicable nor feasible in the Agency's opinion for the Agency or some other public body to undertake the necessary restoration; or

(1) See Pages 41-42

d. the clearance of the given structure is in the opinion of the Agency necessary to effectuate the proper development of a section of the area.

Scattered parcels of property which are to be acquired because structures are not rehabilitated, cannot be designated prior to approval and execution of this Plan. Designation can be made only when results from the necessary survey of structures become available during the project execution period. In such instances, the Agency shall modify this Plan pursuant to Section VI of this Plan to acquire land and buildings where such structures are located. Acquisition shall be accomplished from time to time and as necessary through purchase, condemnation or otherwise.

### 3. Rehabilitation Activities

Rehabilitation activities shall include, but not by way of limitation (a) the systematic enforcement of legal requirements contained in relevant City Ordinances; (b) the provision of technical assistance to facilitate building rehabilitation by private owners to levels above minimum legal requirements; (c) the elimination of non-conforming uses of land and buildings which are or become detrimental to the area; (d) the incidental acquisition of scattered land, buildings, or both; (e) the disposition of land and/or buildings; and (f) the demolition of structures thereon which cannot be rehabilitated at least to the level of those legal requirements which establish minimum standards for health and safety, all as described more fully below.

#### a. Residential Rehabilitation Standards

##### (1) Minimum Housing Standards

Minimum housing standards for acceptable dwelling rehabilitation within rehabilitation sections of the Area shall consist of legal requirements contained in an Ordinance of the City of Providence entitled "An Ordinance Providing Minimum Standards for Housing", Chapter 1040, approved July 9, 1956, as amended.

##### (2) Residential Project Standards

In addition to the minimum legal requirements for rehabilitation set forth above, voluntary project standards for desirable dwelling rehabilitation and improvement shall consist of those standards which the Federal Housing Administration has established for eligibility for FHA financing. These standards, as adapted from FHA Publication No. 950, as amended, entitled "The Minimum Property Standards for Urban Renewal Rehabilitation," shall be applicable to the Area. They are attached as Exhibit C.

The Agency shall encourage the application of FHA standards, as specified above, for properties which are not financed under FHA programs.

b. Non Residential Rehabilitation Standards

(1) Minimum Non-Residential Standards

The Building Ordinance of the City of Providence and the Zoning Ordinance of the City of Providence shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of all buildings and other structures and their service equipment and shall apply to existing buildings and other structures, including all non-residential structures in the project not acquired by this Agency.

All buildings, other structures, and all parts thereof including service equipment, both existing and new, shall be maintained in a safe and sanitary condition as required by state and local laws.

The owner or his designated agent shall be responsible for the safe and sanitary maintenance of the building or other structure and its service equipment at all times.

(2) Non-Residential Project Standards

Owners of all non-residential properties shall be encouraged to undertake:

1. The cleaning or repainting of all exterior and interior metal, masonry, glass and woodwork where required;
2. The screening of all open storage;
3. The replacement of all broken, loose, or unsafe fenestration of all windows, doors, and store fronts;
4. The grading or regrading of all lots in such a manner as to provide a satisfactory drainage of water runoff away from buildings and from the lot to a public street or drainage casement;
5. The suitable surfacing or resurfacing of all driveways, parking areas, walks and plazas so as not to constitute a nuisance to the surrounding areas;
6. The proper landscaping of all other open areas;
7. Either the replacement of existing undesirable signs or the placement of new signs which in either case are to be:

- (a) non-flashing;
- (b) integrated with the overall appearance of the structure to which the signs are affixed;
- (c) compatible with the general character of the section in which they are located.

8. The repair, painting or replacement of fencing as required.

c. Rehabilitation Procedures

The implementation of rehabilitation standards as well as the execution of rehabilitation activities outlined above will involve essentially:

- (a) the enforcement by the City of its Minimum Standards Housing Ordinance;
- (b) the enforcement by the City of its Zoning Ordinance;
- (c) the enforcement by the City of its Building Ordinance;
- (d) the enforcement by the City of all other applicable ordinances;
- (e) the provision by the Agency of technical assistance to property owners and other private persons to implement and facilitate the voluntary rehabilitation and improvement of property to project standards; and
- (f) the exercise from time to time and as necessary by the Agency of its power of selective clearance in order to secure the acquisition of single or scattered parcels of real property within the Area through purchase, condemnation or otherwise; and the rehabilitation or restoration or relocation of structures; and the demolition and/or removal of buildings or improvements thereon where necessary.

The Agency may acquire those non-residential properties whose owners are either unable or unwilling to make necessary improvements required for compliance with relevant state or local law. The Agency is also empowered to acquire those non-residential properties whose acquisition is necessary to eliminate incompatible, detrimental or noxious uses in accordance with the objectives of this Plan.

B. Public Improvements

1. Proposed changes in rights-of-way are shown on Map No. 5, Right-of-Way Adjustments (1)

2. Proposed changes in public utility systems serving the Area are shown on the following Maps:

Map No. 6: Public Utility - Sanitary Sewers and Storm Drainage (2)

Map No. 7: Public Utilities - Water Service (3)

Map No. 8: Public Utilities - Communications (4)

(1) See Pages 43-44

(2) See Pages 45-46

(3) See Pages 47-48

(4) See Pages 49-50

3. Project recreation areas are shown on Map No. 2 Proposed Land Use and Zoning. (1)

4. Standards for the design and construction of site improvements in the Area are to be in conformity with applicable standards and practices in effect in the City and observed throughout the community in the construction of municipal public works. Approval of the plans for the installation of all public work proposed for the Area is to be obtained either from the Director of Public Works of the City or the Chief Engineer of the Providence Water Supply Board as appropriate.

(1) See Pages 38-39

V. OTHER PROVISIONS NECESSARY TO  
MEET REQUIREMENTS OF LOCAL LAW

A. Conformity to General Plan

The proposals in this Plan are in conformity with all existing major elements of the Master Plan of the City of Providence.

1. The "Master Plan for Land Use", 1964, as amended, proposes that the Area have residential, commercial, industrial, institutional, recreational and public uses. The proposed uses, as well as their general location within the Area, are in conformity with this Master Plan. The proposed residential densities reflect the intent of this Master Plan.

2. The "Master Plan for Thorofares", as amended, proposes the improvement of the circulation pattern in the Randall Square Section and the retention of major thorofares in the Area.

3. The "Master Plan for the Redevelopment of Residential Areas", as amended, affirms the existence of blighted and substandard conditions in the area and defines it as a deteriorated and blighted area.

4. The "Master Plan for Playgrounds and Playfields", as amended, recommends the enlargement and use of the recreational area known as the Arnold Street School Area and the development of a play lot on the southwestern quadrant at the intersection of Preston and Ives. This Plan calls for the effectuation of the above proposals.

5. The "Master Plan for Public School Sites", calls for a new primary school in the East Side. Although outside of this Area, that new school, the Lippitt Hill School, will serve this Area.

This Plan is then consistent with local objectives which aim at appropriate land use, improved traffic, recreational and community facilities and other public improvements.

B. Relocation

1. Extent

Some 2,156 families, 934 individuals and 670 businesses are estimated based on field interviews to be occupying accommodations in the project area. Of these totals, 473 families, 205 individuals and 350 businesses will be displaced as a result of initial clearance in the area. Additional families, individuals and businesses may be displaced as a result of rehabilitation of structures in the area

or as a result of such additional clearance as may be required in realizing the objectives of this Plan.

## 2. Method

Families and individual householders who are to be displaced by Agency action within this Area will have the services of the Family and Business Relocation Service of the City made available to them when the Agency acquires the property they occupy. Suitable accommodations of adequate size in the private housing market, at a rental a family can afford, and certified as decent, safe, and sanitary by a trained housing inspector, will be offered to any eligible family in the Area. This Relocation Service will continue functioning until all eligible families and individual householders living in the Area on the date of acquisition have been satisfactorily relocated into acceptable housing. Families eligible for public housing will receive priority in the low-rent developments of the Providence Housing Authority.

Businesses to be displaced by Agency action within the Area will have the services of the Business Relocation and Industrial Promotion Division of this Agency.

Financial assistance for relocation purposes shall be made by the Agency to families and businesses displaced from the Area, under the terms of Federal participation in the project undertaking, and Section 106 (f) of Title I of the Housing Act of 1949 as amended, as well as rules and regulations of the U. S. Department of Housing and Urban Development. Such payments shall be consistent with amounts authorized by law.

## C. Method of Financing

This Plan is to be financed under the provisions of Title I of the Housing Act of 1949, as amended, and the Plan shall not become effective until approval in its entirety by the Secretary of the Department of Housing and Urban Development, and provided further, that during the term of any contract to finance the carrying out of this Plan executed by the Agency and the Secretary of the Department of Housing and Urban Development, any substantial modification shall be submitted to said Secretary for determination by him that such modification meets the terms and requirements of the contract for Federal financial assistance.

The estimated costs of carrying out this Redevelopment Plan are as follows:

ELIGIBLE PROJECT COSTS FOR COMPUTING FEDERAL AID

GROSS PROJECT	\$29,903,251
LAND PROCEEDS	<u>2,410,713</u>
NET PROJECT COST	<u>27,492,538</u>
FEDERAL PROJECT CAPITAL GRANT	20,619,403
LOCAL SHARE	6,873,135

ADDITIONAL CITY COSTS

Modifications of Streets	\$ 49,724
Real Estate Taxes	<u>280,000</u>
Total Additional City Costs	<u>\$329,724</u>

PROVISION OF FEDERAL GRANTS

A Federal Capital Grant of \$20,619,403 and a Relocation Grant of \$2,232,500 all together totalling \$22,851,903 will be provided under the terms and conditions of a Loan and Grant Contract between the Providence Redevelopment Agency and the Department of Housing and Urban Development.

The Loan and Grant Contract will provide either for direct borrowing from the Federal Government or the issuance of preliminary loan notes secured by the Federal Government in the amount of \$25,262,616 which is necessary to pay project expenditures and Federal Grants.

PROVISIONS OF LOCAL SHARE

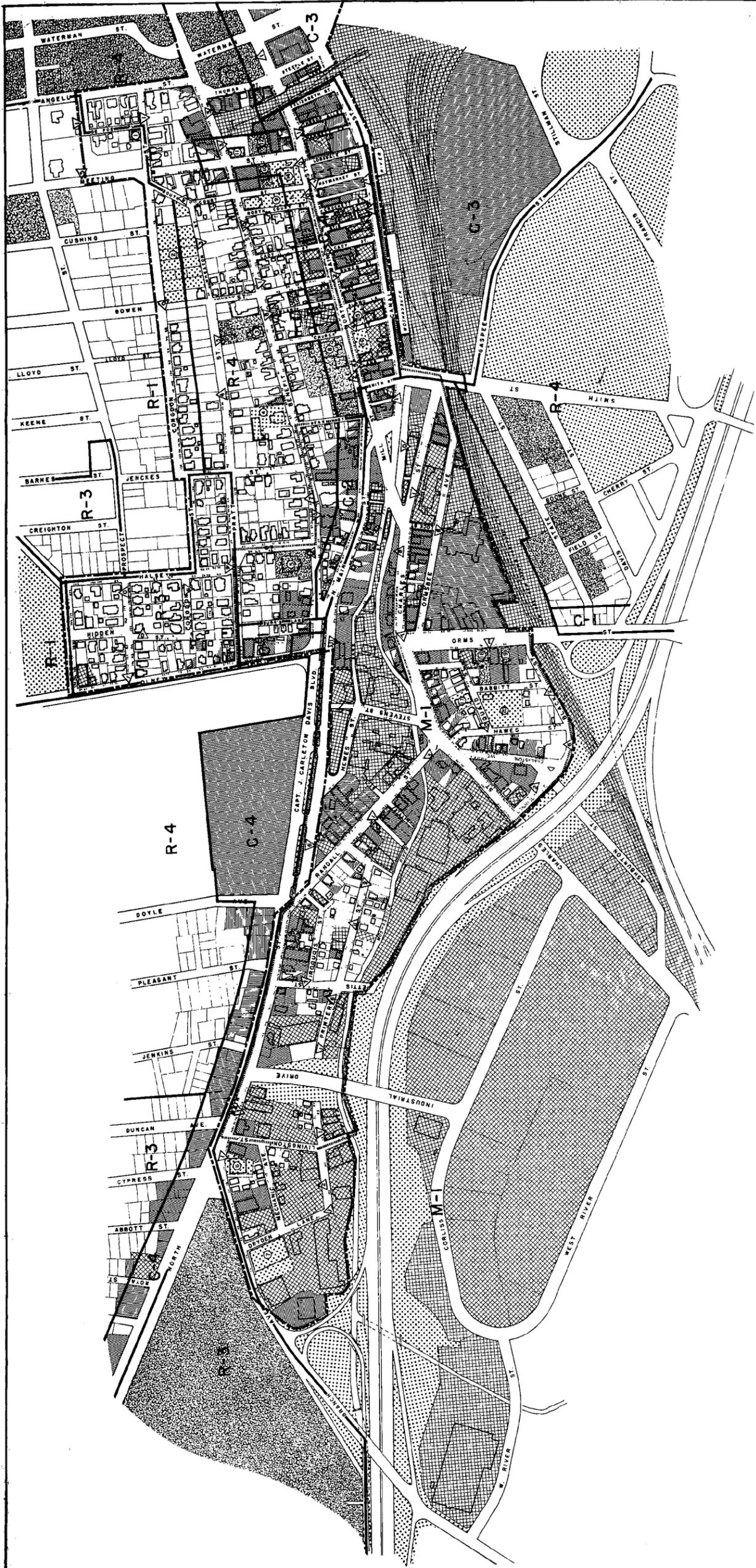
Donation of City owned land valued at	\$ 426,400
Demolition cost of former Wickenden St. Fire Station	500
Project and Site Improvements	514,320
Public and Supporting Facilities	<u>827,530</u>
Total non-cash local grants-in-aid	\$1,768,750
Cash grant-in-aid provided for Survey and Planning	525,721
Cash deficiency to be provided from bonds issued for redevelopment purposes	<u>4,578,664</u>
Total Local Share	\$6,873,135

PROVISION OF ADDITIONAL CITY COSTS

Additional city costs of \$329,724 will be provided from funds set aside for these purposes.

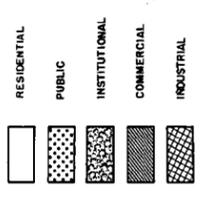
## VI. CHANGES IN APPROVED PLAN

Upon its own initiative or upon recommendation of the Agency, this Plan may be modified at any time by the City Council provided that if the Plan is modified after lease or sale by the Agency of real property in the Area, such modifications shall be subject to such rights at law and in equity as the lessee or purchaser or his successor or successors or assigns may be entitled to assert.



**EXISTING LAND USE AND ZONING**  
**EAST SIDE RENEWAL PROJECT R.I. R-4**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND

COMPLETED 3-3-25 J.S. BYWED  
 EXHIBIT NO. 1  
 MAP NO. 1  
 SHEET 1 OF 2

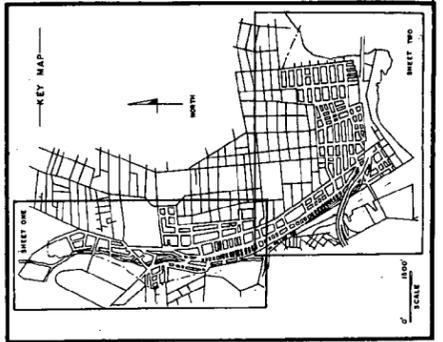


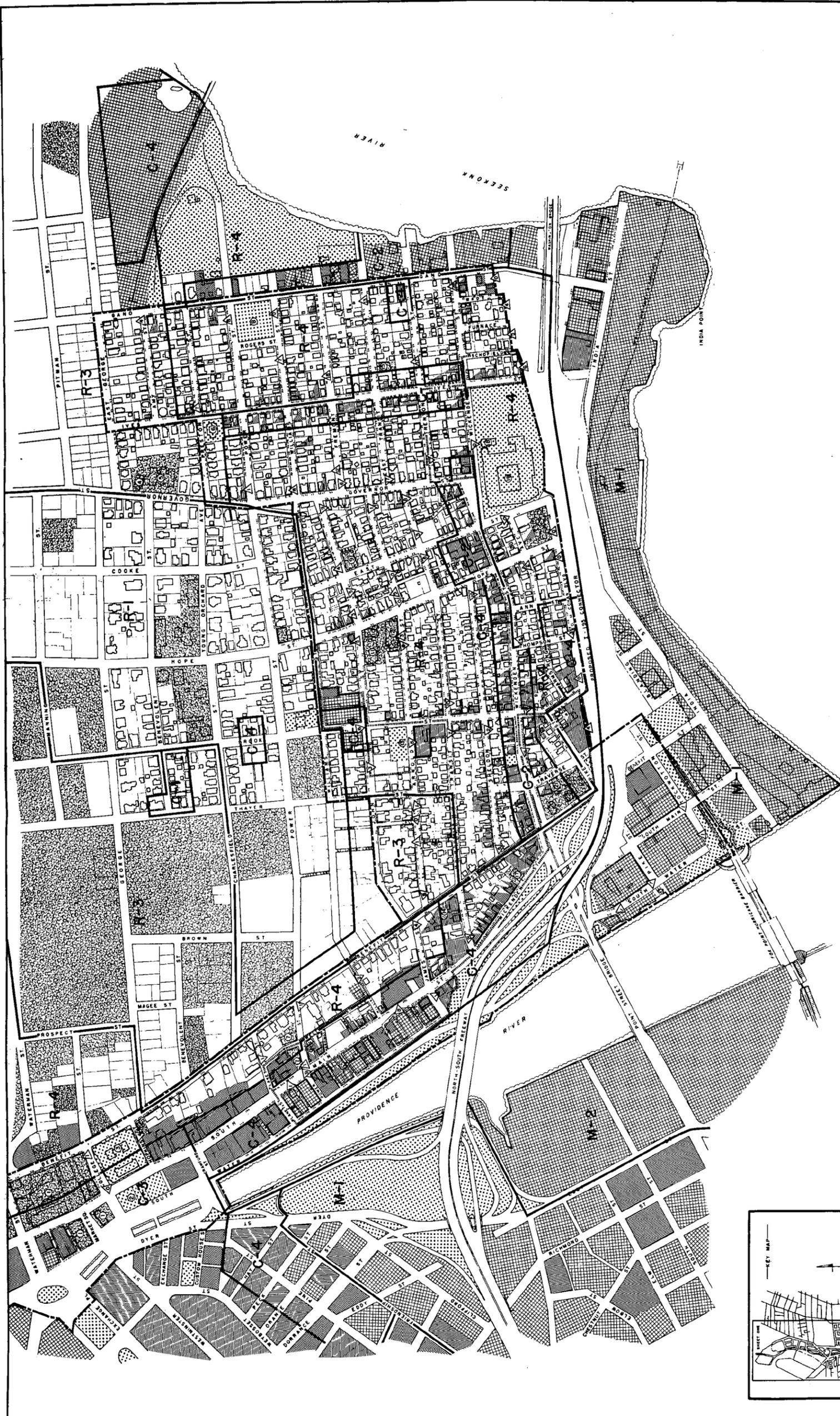
**LEGEND**

CLEARANCE AREA (REMAINDER OF PROJECT AREA, CONSERVATION)  
 PROJECT BOUNDARY  
 ZONE DISTRICT LINE (CENTER LINE OF STREET WHERE APPLICABLE)  
 R-1 ONE FAMILY ZONE  
 R-2 TWO FAMILY ZONE  
 R-3 GENERAL RESIDENCE ZONE  
 R-4 MULTIPLE DWELLING ZONE  
 C-1 GENERAL COMMERCIAL ZONE  
 C-2 DOWNTOWN COMMERCIAL ZONE  
 C-3 GENERAL COMMERCIAL ZONE  
 C-4 HEAVY COMMERCIAL ZONE  
 M-1 GENERAL INDUSTRIAL ZONE  
 M-2 HEAVY INDUSTRIAL ZONE

**A** NUMBER OF DEFICIENT BUILDINGS PER BLOCK

- KEY TO PUBLIC AND INSTITUTIONAL USES**
- 1 CONGDOM STREET BAPTIST CHURCH
  - 2 PROSPECT TERRACE PARK
  - 3 BENEFIT STREET ELEMENTARY SCHOOL
  - 4 BENEFIT STREET ELEMENTARY SCHOOL
  - 5 BENEFIT STREET FIRE DISTRICT ENGINE #1
  - 6 FIRE DEPT. FIRST FIRE DISTRICT ENGINE #1
  - 7 R.I. STATE BOARD OF ELECTIONS
  - 8 CATHEDRAL OF ST. JOHN (EPISCOPAL)
  - 9 R.I. STATE 6TH DISTRICT COURT
  - 10 PROVIDENCE PRESBYTERIAN SOCIETY
  - 11 PROVIDENCE MARINE CORPS ARMY
  - 12 GIRL SCOUTS OF RHODE ISLAND
  - 13 BIRTHPLACE OF AMERICAN INDEPENDENCE
  - 14 BENEFIT STREET FIRE STATION
  - 15 ROBERT WILLIAMS SPRING PARK
  - 16 GABRIEL BENIGN MEMORIAL PARK
  - 17 QUARD STREET BATH HOUSE
  - 18 CONGREGATION HOME OF ZION
  - 19 RUSSIAN MUTUAL SOCIETY
  - 20 QUARD STREET PLAYGROUND





**EXISTING LAND USE AND ZONING**  
**EAST SIDE RENEWAL PROJECT R. I. R-4**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND

COMPLETED: 3-24-65  
 APPROVED: [Signature]

CODE NO. [ ]  
 EXHIBIT NO. [ ]  
 MAP NO. [ ]  
 SCALE: 1" = 100'

**LEGEND**

CLEARANCE AREA (REMAINDER OF PROJECT AREA, CONSERVATION)  
 PROJECT BOUNDARY  
 ZONE DISTRICT LINE (CENTER LINE OF STREET WHERE APPLICABLE)  
 R-1 ONE FAMILY ZONE  
 R-2 TWO FAMILY ZONE  
 R-3 GENERAL RESIDENCE ZONE  
 R-4 GENERAL RESIDENCE ZONE  
 C-1 LIMITED COMMERCIAL ZONE  
 C-2 GENERAL COMMERCIAL ZONE  
 C-3 DOWNTOWN COMMERCIAL ZONE  
 C-4 HEAVY COMMERCIAL ZONE  
 M-1 GENERAL INDUSTRIAL ZONE  
 M-2 HEAVY INDUSTRIAL ZONE

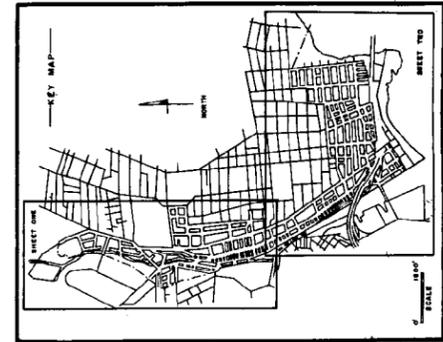
RESIDENTIAL  
 PUBLIC  
 INSTITUTIONAL  
 COMMERCIAL  
 INDUSTRIAL

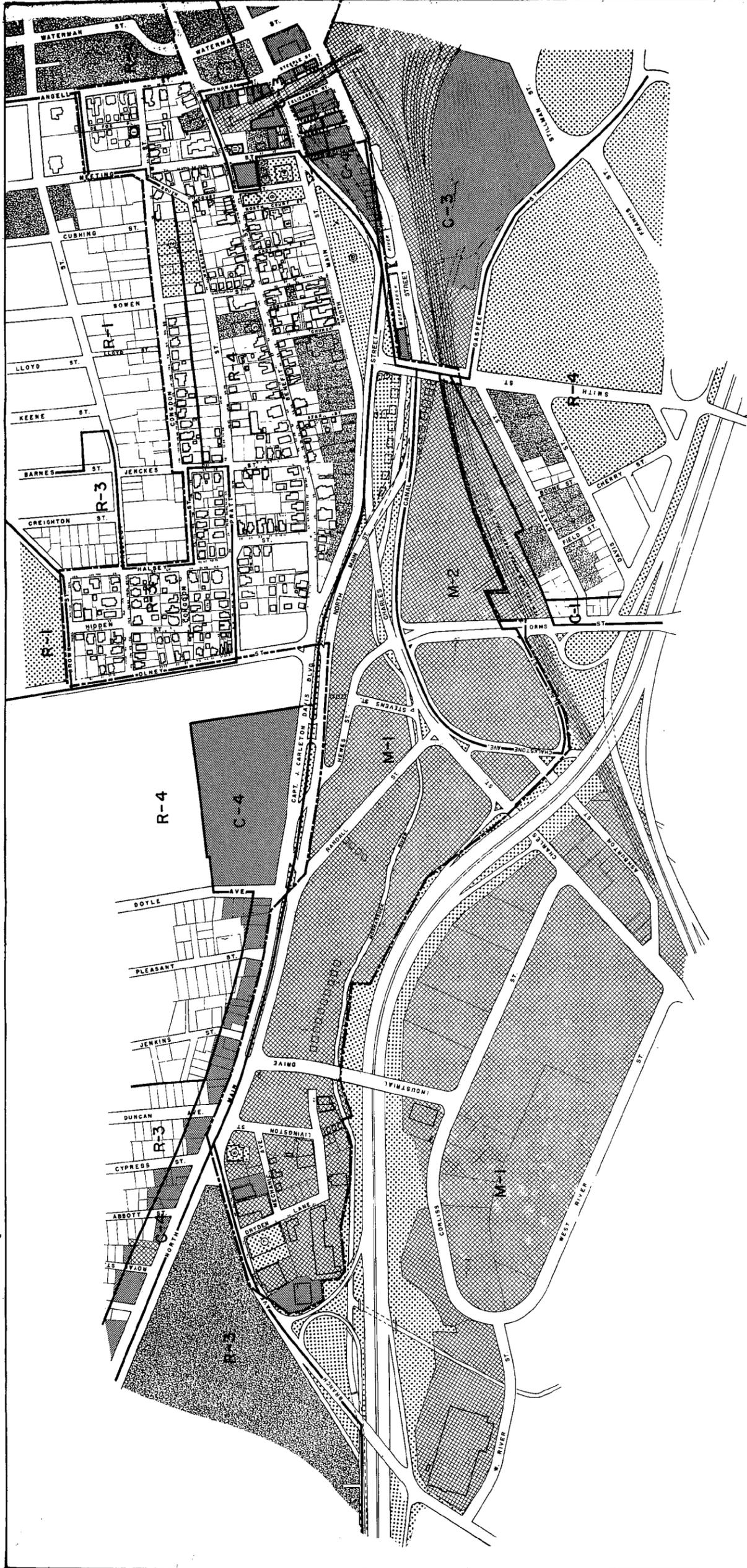
**KEY TO PUBLIC AND INSTITUTIONAL USES**

1 WING ISLAND SCHOOL OF DESIGN  
 2 HENRY S. GURNEY, JR. MUSEUM PARK  
 3 PROVIDENCE COUNTY COURT HOUSE  
 4 ST. JOSEPH'S HOUSE  
 5 ST. MARY'S HOME FOR WORKING GIRLS  
 6 IVES STREET SCHOOL  
 7 ST. JOSEPH'S SCHOOL  
 8 ROBERT WILLIAMS SQUARE  
 9 UNION BAPTIST CHURCH  
 10 ST. JOSEPH'S RECTORY  
 11 ST. JOSEPH'S PAROCHIAL SCHOOL  
 12 ST. JOSEPH'S CATHOLIC CHURCH  
 13 ARNOLD STREET PLAYGROUND

14 BENEFIT STREET CEMETERY  
 15 WASHINGTON STREET CATHOLIC CHURCH  
 16 SHELTON STREET CONGREGATIONAL CHURCH  
 17 THE VOLUNTEERS OF AMERICA  
 18 TOCHMOTON BRANCH PUBLIC LIBRARY  
 19 FOX POINT ELEMENTARY SCHOOL  
 20 FOX POINT PLAYGROUND  
 21 HOLY ROSARY CATHOLIC CLUB  
 22 HOLY ROSARY RECTORY  
 23 OUR LADY OF THE HOLY ROSARY CATHOLIC CHURCH  
 24 HOME FOR AGED WOMEN  
 25 FOX POINT HURRICANE BARRIER

**NUMBER OF DEFICIENT BUILDINGS PER BLOCK**





**PROPOSED LAND USE AND ZONING**  
**EAST SIDE RENEWAL PROJECT R.I. R-4**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND

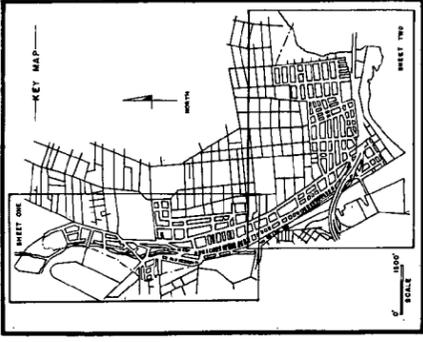
COMPLETED 3-3-65 J.E.D. REVISED  
 APPROVED

CODE NO. \_\_\_\_\_ EXHIBIT NO. \_\_\_\_\_  
 MAP NO. **2**  
 SHEET 1 OF 2

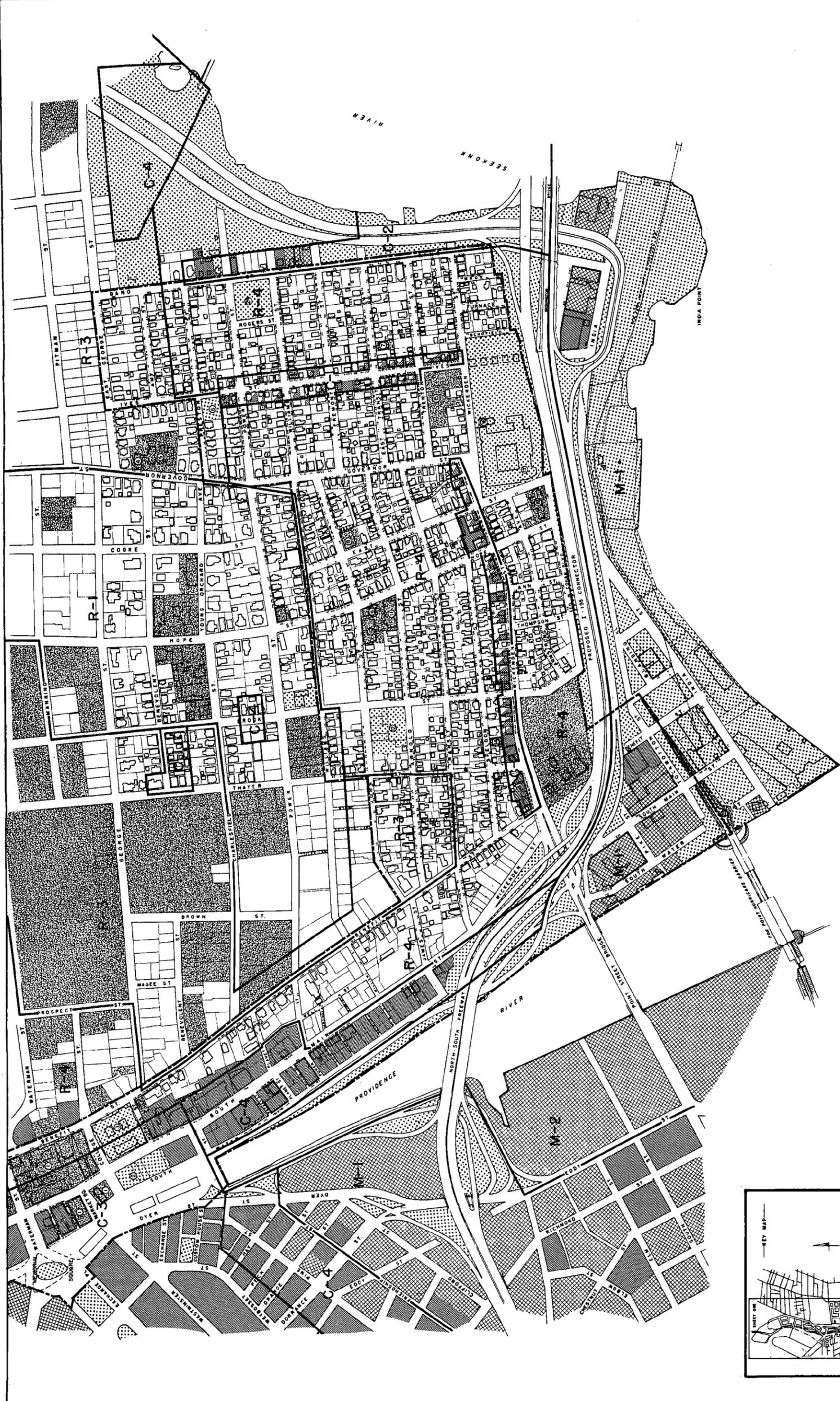
0 100 200 300 400 500  
 SCALE IN FEET

- LEGEND**
- PROJECT BOUNDARY
  - ZONE DISTRICT LINE (CENTER LINE OF STREET WHERE APPLICABLE)
  - R-1 ONE FAMILY ZONE
  - R-3 GENERAL RESIDENCE ZONE
  - R-4 MULTIPLE DWELLING ZONE
  - C-1 LIMITED COMMERCIAL ZONE
  - C-2 GENERAL COMMERCIAL ZONE
  - C-3 NEARBY COMMERCIAL ZONE
  - C-4 GENERAL INDUSTRIAL ZONE
  - M-1 GENERAL INDUSTRIAL ZONE
  - M-2 NEARBY INDUSTRIAL ZONE
- RESIDENTIAL  
 PUBLIC  
 INSTITUTIONAL  
 COMMERCIAL  
 INDUSTRIAL  
 NEW EASEMENT

- KEY TO PUBLIC AND INSTITUTIONAL USES**
- 1 CONDON STREET BAPTIST CHURCH
  - 2 PROSPECT TERRACE PARK
  - 3 EPISCOPAL CHURCH OF RHODE ISLAND
  - 4 BENEFIT STREET RECREATION CENTER
  - 5 BENEFIT STREET ELEMENTARY SCHOOL
  - 6 FIRE DEPT. FIRST FIRE DISTRICT ENGINE 17
  - 7 R.I. STATE BOARD OF ELECTIONS
  - 8 CATHEDRAL OF ST. JOHN (EPISCOPAL)
  - 9 R.I. STATE 6TH DISTRICT COURT
  - 10 PROVIDENCE PRESERVATION SOCIETY
  - 11 PROVIDENCE MARINE CORPS ARMORY
  - 12 GIRL SCOUTS OF RHODE ISLAND
  - 13 FIRST BAPTIST CHURCH
  - 14 MEETING STREET FIRE STATION
  - 15 ROGER WILLIAMS SPRING PARK



NOTE: BROKEN LINES INDICATE POSSIBLE RIGHT-OF-WAY ADJUSTMENTS REQUIRED BY CITY OF PROVIDENCE MASTER PLAN



**PROPOSED LAND USE AND ZONING**  
**EAST SIDE RENEWAL PROJECT R.I. R-4**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND

COMPLETED: 3-23-55  
 APPROVED: 1-20-55

CODE NO. \_\_\_\_\_  
 EXHIBIT NO. \_\_\_\_\_  
 MAP NO. **2**  
 SHEET 2 OF 1

**LEGEND**

**PROJECT BOUNDARY** (DOTTED LINE OF STREET WHERE APPLICABLE)

**ZONE DISTRICT LINE** (DOTTED LINE OF STREET WHERE APPLICABLE)

**RESIDENTIAL**  
 R-1 ONE FAMILY ZONE  
 R-3 GENERAL RESIDENCE ZONE  
 R-4 MULTIPLE DWELLING ZONE

**INSTITUTIONAL**  
 C-1 LIMITED COMMERCIAL ZONE  
 C-2 GENERAL COMMERCIAL ZONE  
 C-4 HEAVY COMMERCIAL ZONE

**COMMERCIAL**  
 M-1 GENERAL INDUSTRIAL ZONE  
 M-2 HEAVY INDUSTRIAL ZONE

**NEW EASEMENT**

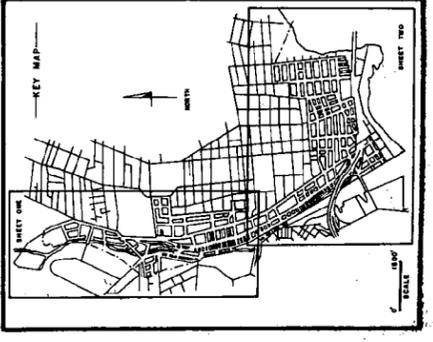
**NOTE:** BROKEN LINES INDICATE POSSIBLE ISSUE OF WAY ADJUSTMENTS REQUIRED BY CITY OF PROVIDENCE MASTER PLAN

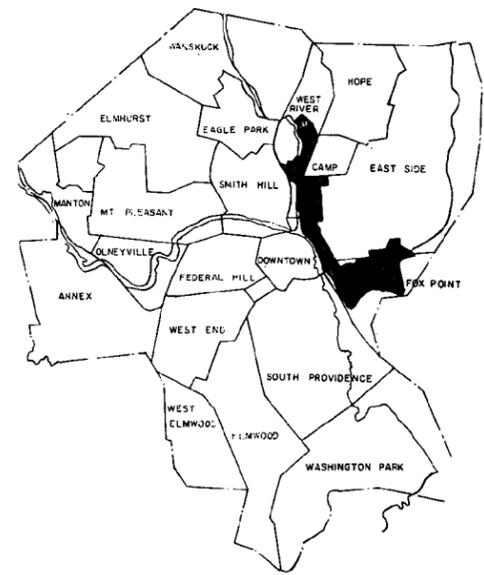
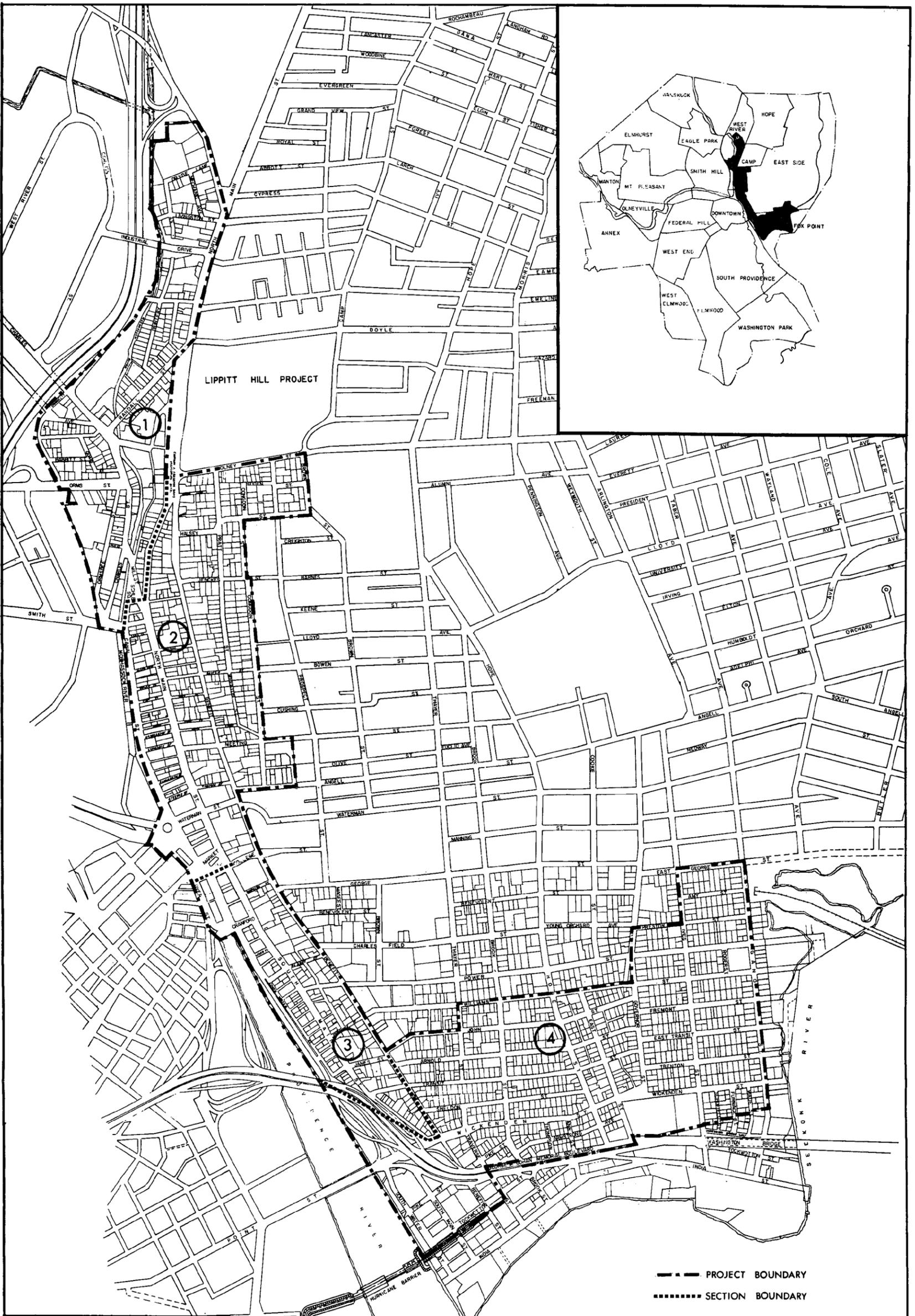
PEDESTRIAN WALKWAY

**KEY TO PUBLIC AND INSTITUTIONAL USES**

1 RHODE ISLAND SCHOOL OF DESIGN  
 2 HENRY B. GARDNER JR. MEMORIAL PARK  
 3 PROVIDENCE COUNTY COURT HOUSE  
 4 ST. JOSEPH'S HOUSE  
 5 ST. MARK'S HOME FOR WORKING GIRLS  
 6 PLAY LOT  
 7 HOME FOR AGED COLORED WOMEN  
 8 UNION BAPTIST CHURCH  
 9 ST. JOSEPH'S RECTORY  
 10 ST. JOSEPH'S PAROCHIAL SCHOOL  
 11 ST. JOSEPH'S CATHOLIC CHURCH  
 12 PLAY LOT

13 BENEFIT STREET CEMETERY  
 14 SHELTON STREET CONGREGATIONAL CHURCH  
 15 BOYS' CLUB  
 16 TOWNHOMER BRANCH PUBLIC LIBRARY  
 17 FOX POINT ELEMENTARY SCHOOL  
 18 HOME FOR AGED WOMEN  
 19 HOLY ROSARY CATHOLIC CLUB  
 20 HOLY ROSARY CONVENT  
 21 HOLY ROSARY RECTORY  
 22 OUR LADY OF THE HOLY ROSARY CATHOLIC CHURCH  
 23 FOX POINT MURKIN BARBER  
 24 POKER WILLIAMS SQUARE





- ① RANDALL SQUARE
- ② CONSTITUTION HILL—NORTH BENEFIT
- ③ SOUTH MAIN—SOUTH WATER
- ④ FOX POINT

--- PROJECT BOUNDARY  
 ..... SECTION BOUNDARY

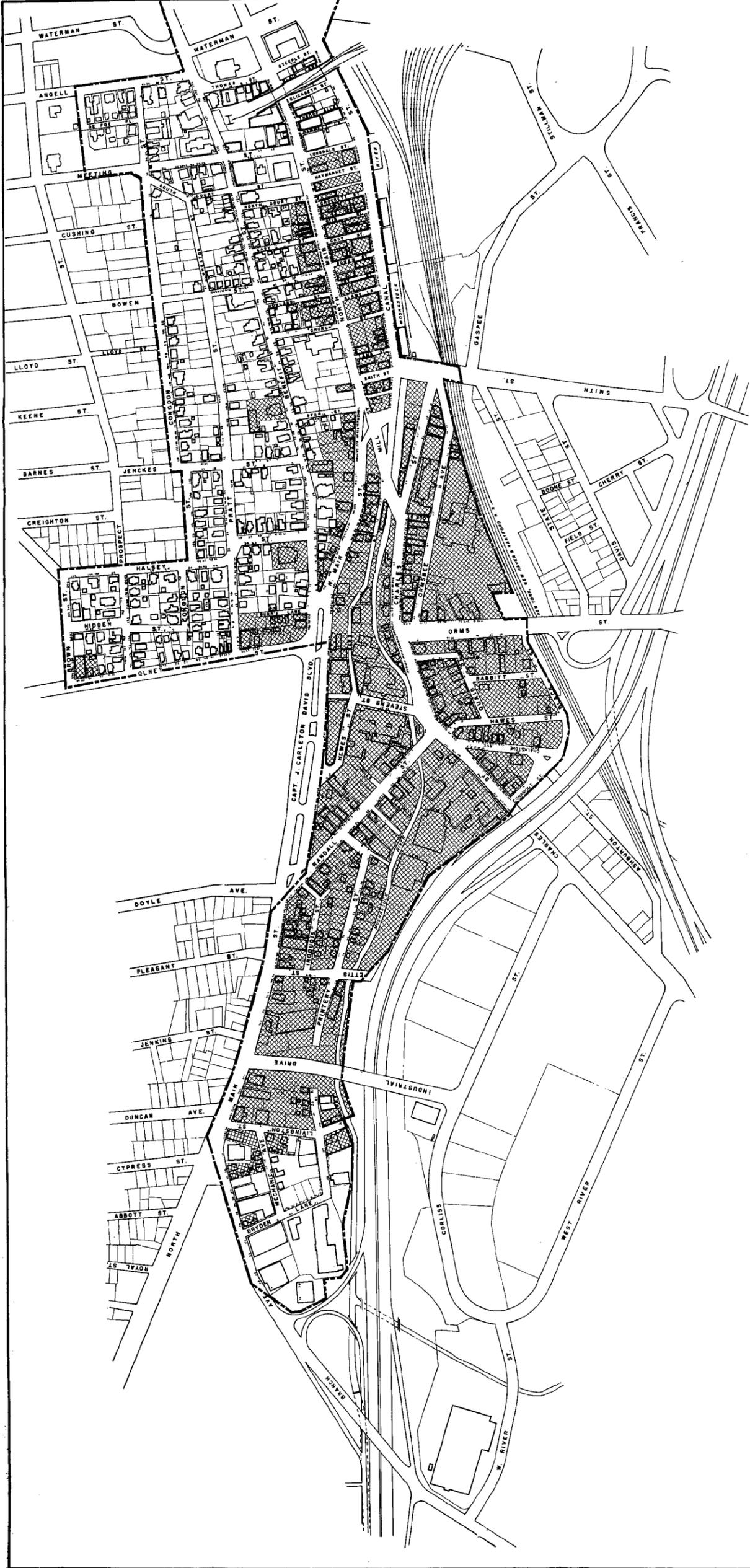
**PROJECT SECTIONS**

**EAST SIDE RENEWAL PROJECT**

PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND  
 COUNTY OF

0 400 800 1200 1600  
 SCALE IN FEET

NORTH



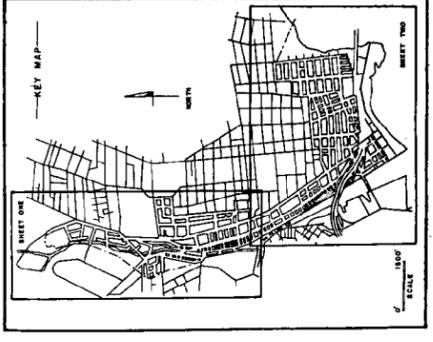
**PROPOSED ACQUISITION**  
**EAST SIDE RENEWAL PROJECT R.I. R-4**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND

COMPLETED	REVISED	CODE NO.
APPROVED	3-3-65 J.E.D.	1-3-65
		EXHIBIT NO.
		MAP NO. 4
		SHEET 1 OF 2

0 100 200 300 400 500  
 SCALE IN FEET

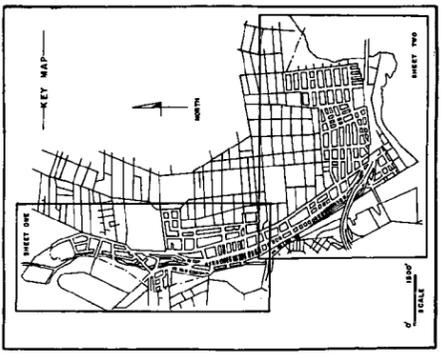
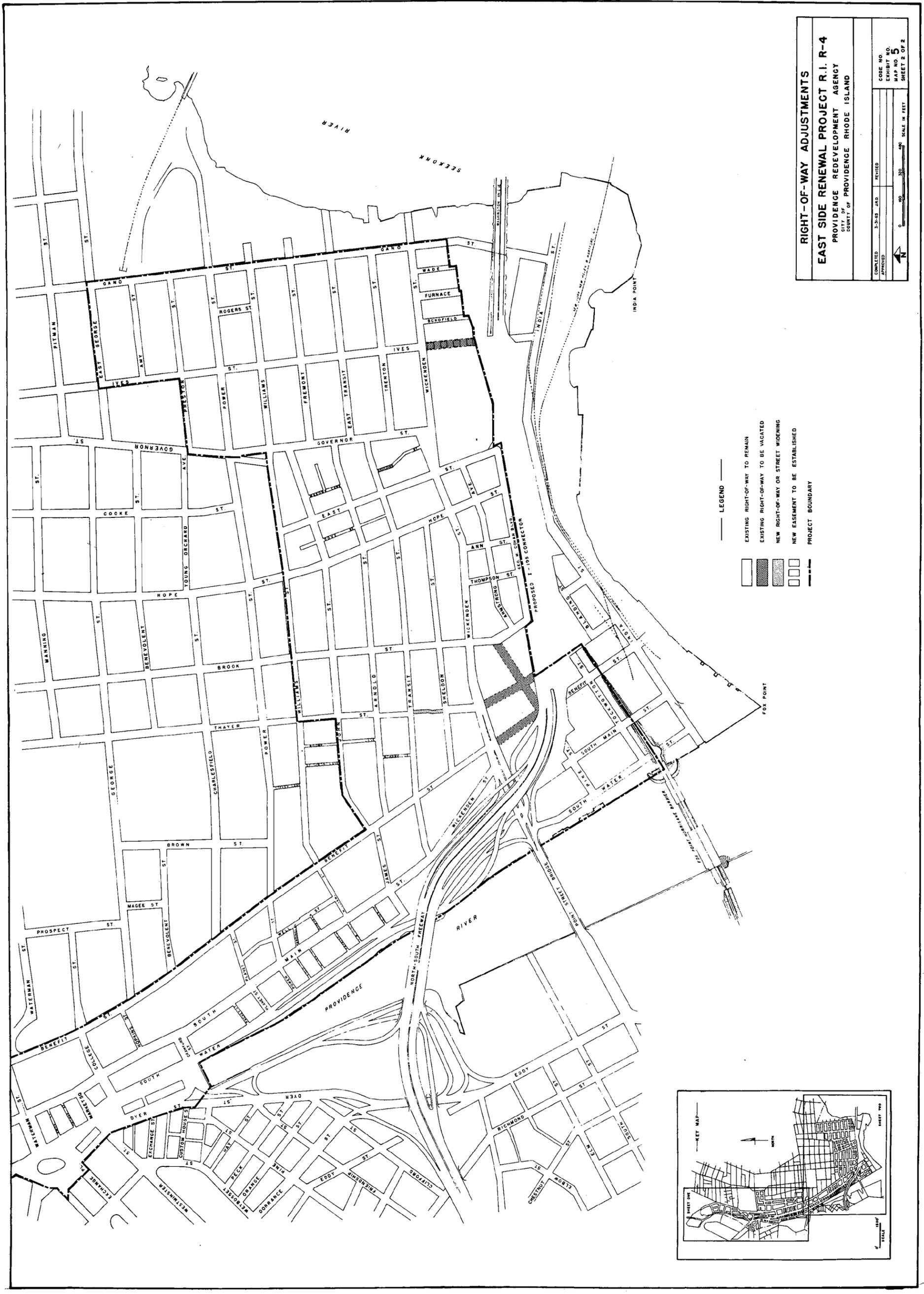
- PROPERTY TO ACQUIRE
- PROPERTY NOT TO ACQUIRE
- PROJECT BOUNDARY
- \*

PROPERTY ACQUIRED







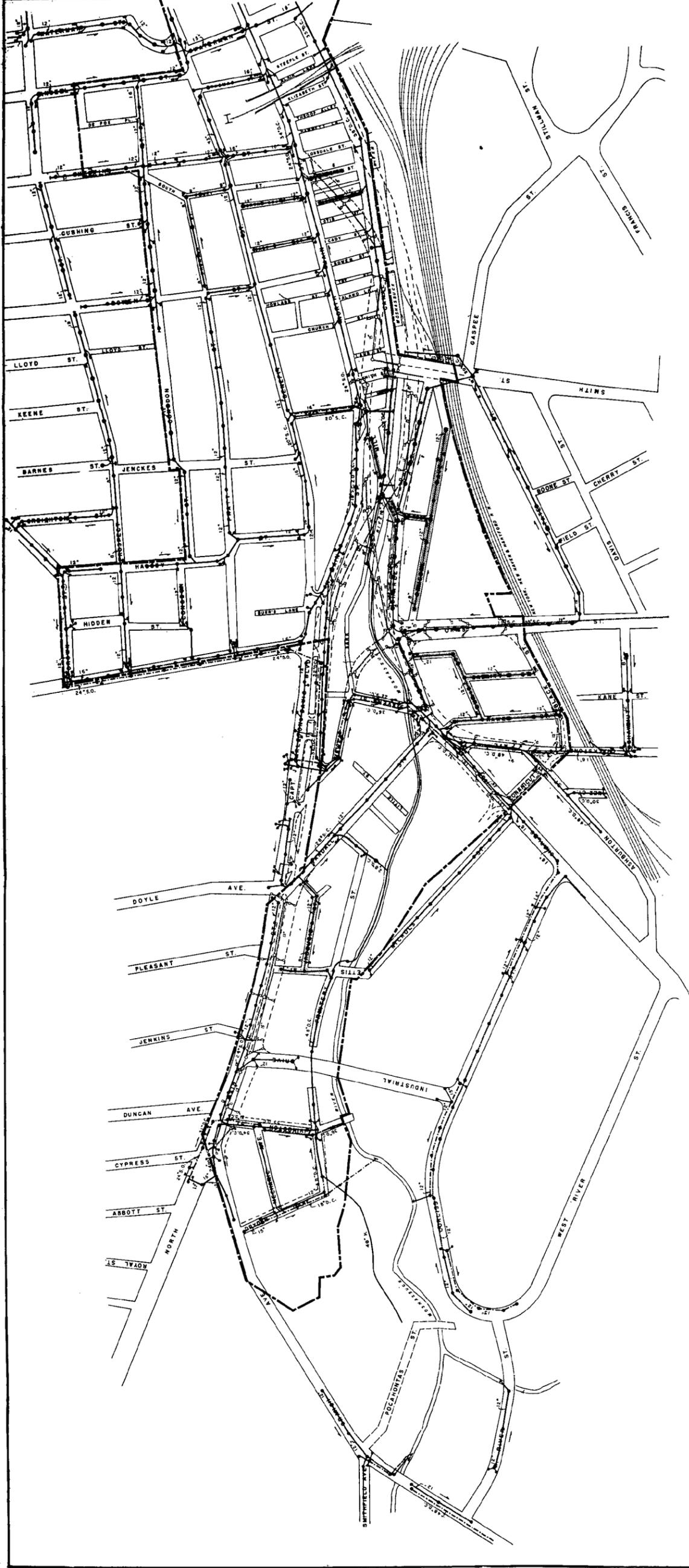


- LEGEND**
- EXISTING RIGHT-OF-WAY TO REMAIN
  - EXISTING RIGHT-OF-WAY TO BE VACATED
  - NEW RIGHT-OF-WAY OR STREET WIDENING
  - NEW EASEMENT TO BE ESTABLISHED
  - PROJECT BOUNDARY

**RIGHT-OF-WAY ADJUSTMENTS**  
**EAST SIDE RENEWAL PROJECT R.I. R-4**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE  
 COUNTY OF PROVIDENCE RHODE ISLAND

COMPLETED	3-21-83	J.R.D.	REVISED	CODE NO.
APPROVED				COURT NO.
				MAP NO. <b>5</b>
				SHEET 2 OF 2

SCALE IN FEET  
 0 100 200 300 400



**PUBLIC UTILITIES — STORM AND SANITARY SEWERS**  
**EAST SIDE RENEWAL PROJECT R.I. R-4**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND

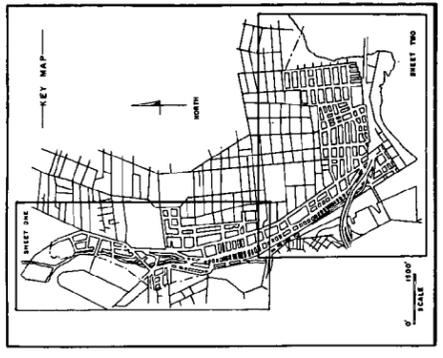
COMPLETED 3-31-65 A.R.D. REVISED  
 DRAWING NO. 6  
 SHEET 1 OF 2

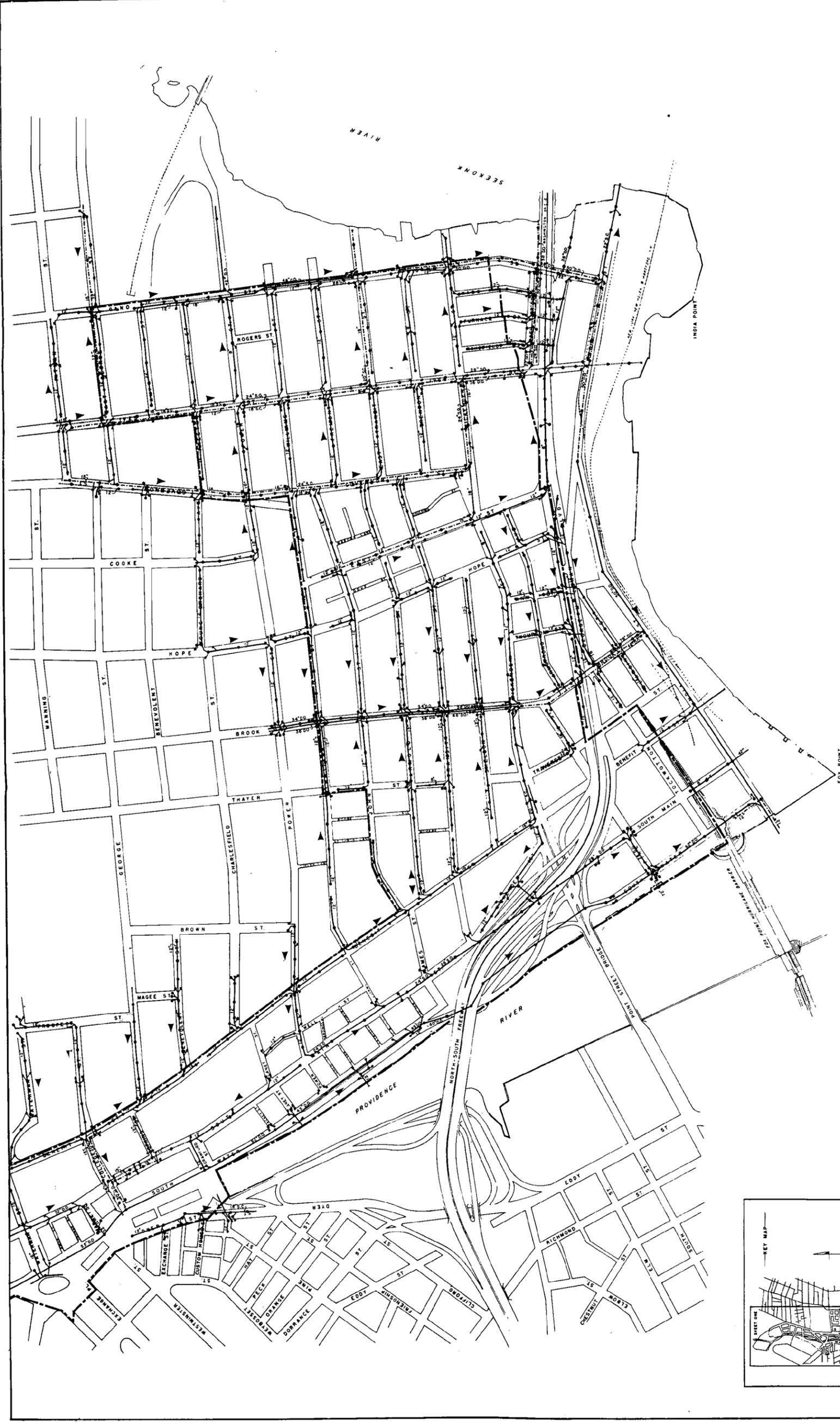
SCALE: 1" = 40'

**LEGEND**

TO BE ABANDONED  
 NEW STORM SEWERS ALL CLASS & PIPE  
 EXISTING CATCH BASIN  
 NEW CATCH BASIN  
 EXISTING MANHOLE  
 NEW MANHOLE  
 NEW ROAD PATTERN  
 PROJECT BOUNDARY  
 NEW EASEMENT TO BE ESTABLISHED

SANITARY SEWER  
 STORM SEWER  
 STORM AND SANITARY COMBINED  
 SC SINGLE COURSE CIRCULAR BRICK  
 SO DOUBLE COURSE OVAL BRICK  
 DIRECTION OF FLOW  
 ALL OTHER PIPES VITRIFIED CLAY





**PUBLIC UTILITIES—STORM AND SANITARY SEWERS**  
**EAST SIDE RENEWAL PROJECT R.I. R-4**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND

APPROVED: 3-31-65 J.A.B.  
 COMPLETED: 3-31-65 J.A.B.

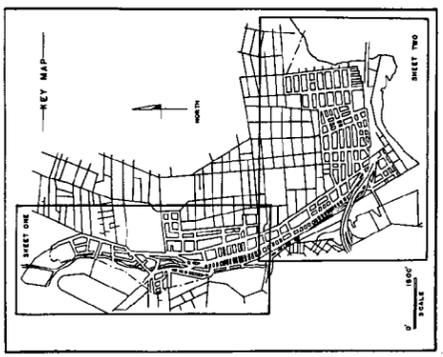
REVISIONS:  
 NO. 1  
 NO. 2  
 NO. 3  
 NO. 4  
 NO. 5  
 NO. 6

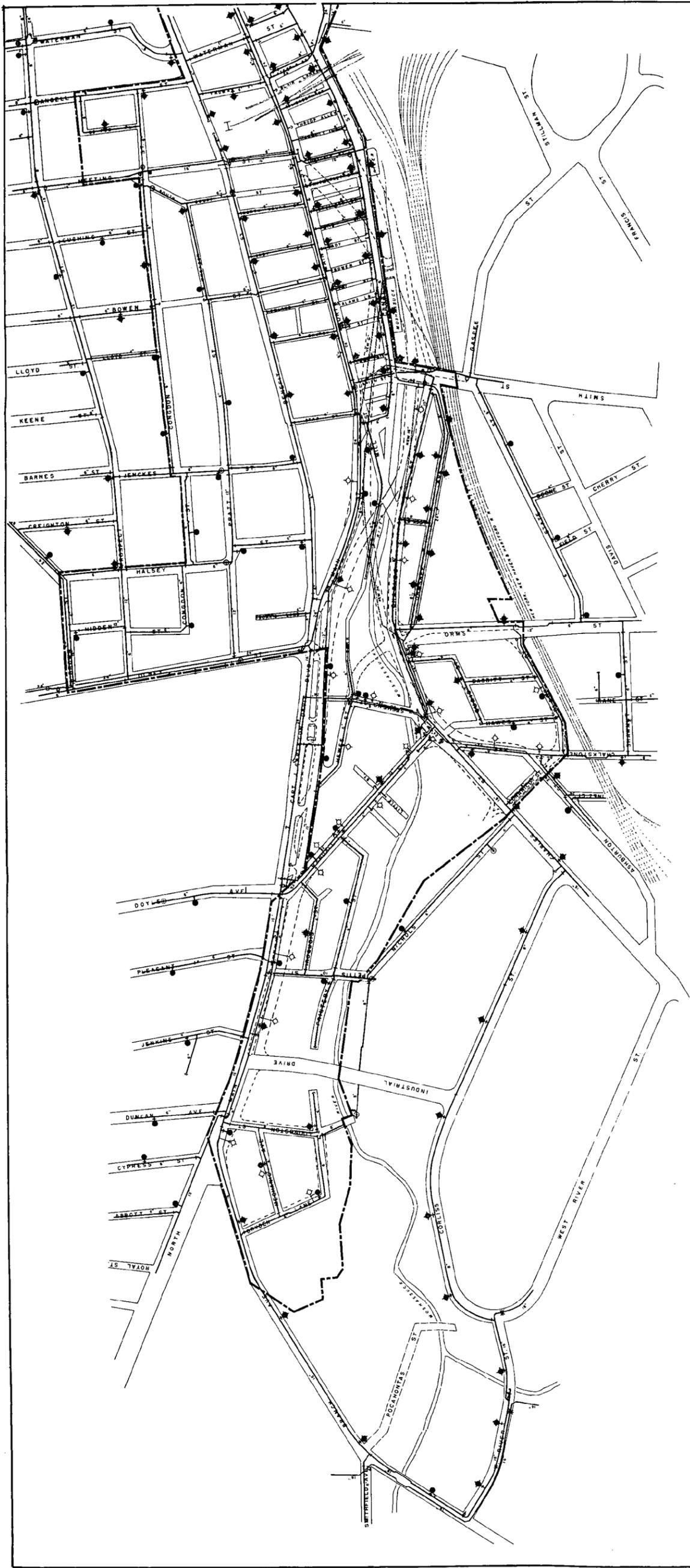
CORE NO. 6  
 SCALE IN FEET 1" = 100'

**LEGEND**

SANITARY SEWER  
 STORM SEWER  
 STORM AND SANITARY COMBINED  
 S.C. SINGLE COURSE CIRCULAR BRICK  
 D.C. DOUBLE COURSE OVAL BRICK  
 S.O. SINGLE COURSE OVAL BRICK  
 ▲ DIRECTION OF FLOW  
 ▲ ALL OTHER PIPES VITRIFIED CLAY

TO BE ABANDONED  
 NEW STORM SEWER  
 EXISTING CATCH BASIN  
 NEW CATCH BASIN  
 EXISTING MANHOLE  
 NEW MANHOLE  
 NEW ROAD PATTERN  
 PROJECT BOUNDARY  
 NEW EASEMENT TO BE ESTABLISHED





**PUBLIC UTILITIES — WATER SERVICE**  
**EAST SIDE RENEWAL PROJECT R.I. R-4**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND

APPROVED: 3-31-66 J.R.D. REVISED: \_\_\_\_\_  
 COMPLETED: \_\_\_\_\_

CODE NO. \_\_\_\_\_  
 EXHIBIT NO. \_\_\_\_\_  
 MAP NO. 7  
 SHEET 1 OF 2

SCALE IN FEET: 0 100 200 300 400

▲ NORTH

- LEGEND**
- EXISTING LINE
  - - - NEW LINE TO BE INSTALLED
  - LINE TO BE ABANDONED
  - FLUSH HYDRANT
  - POST HYDRANT
  - HYDRANTS TO BE REMOVED
  - HYDRANTS TO BE INSTALLED
  - - - NEW ROAD PATTERN
  - - - NEW EASEMENT TO BE ESTABLISHED
  - PROJECT BOUNDARY
  - ALL LINES CAST IRON

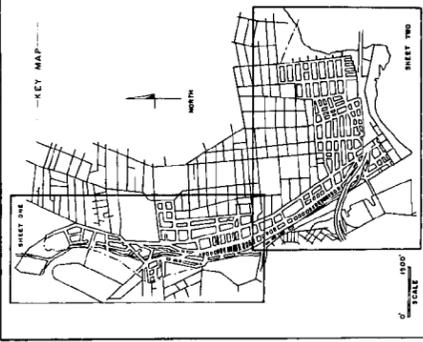








EXHIBIT A  
EAST SIDE RENEWAL PROJECT NO. R.I. R-4  
City of Providence, Rhode Island

LEGAL DESCRIPTION OF BOUNDARIES

Beginning at the intersection of the easterly line of Gano Street and the northerly line of East George Street;

Thence, running southerly along said easterly line of Gano Street to its intersection with the state highway line as shown on Plat 1379;

Thence, running westerly along said highway line to its intersection with the easterly line of Ives Street;

Thence, running southerly along said easterly line of Ives Street to its intersection with the northerly line of George M. Cohan Boulevard;

Thence, running westerly along said northerly line of George M. Cohan Boulevard to its intersection with the centerline of Traverse Street;

Thence, running southerly along said centerline of Traverse Street to its intersection with the centerline of the Fox Point Hurricane Barrier embankment;

Thence, running southwesterly along said Fox Point Hurricane Barrier embankment center line to its intersection with the easterly shore line of the Providence River;

Thence, running northwesterly along said Providence River shore line to its intersection with the southerly line of Crawford Street;

Thence, running westerly along said southerly line of Crawford Street to its intersection with the westerly shore line of said Providence River;

Thence, running northwesterly across Dyer Street to the intersection of the westerly line of said Dyer Street to the southerly line of Custom House Street;

Thence, running northerly in part along said southerly line of Dyer Street and in part along the westerly line of Market Square to its intersection with the westerly line of Canal Street;

Thence, running northerly along said westerly line of Canal Street to its intersection with the southerly line of Smith Street;

Thence, running westerly along said southerly line of Smith Street to its intersection with the westerly line of the New York, New Haven, and Hartford Railroad;

Thence, running northerly along said westerly line of the New York, New Haven, and Hartford Railroad to its intersection with the northerly line of Smith Street;

Thence, running easterly along said northerly Smith Street line to its intersection with the easterly line of the New York, New Haven, and Hartford Railroad;

Thence, running northerly along said easterly line of the New York, New Haven, and Hartford Railroad to its intersection with the easterly highway line of Route I-95;

Thence, running northerly along said easterly highway line of Route I-95 to the northeasterly line of Branch Avenue;

Thence, running southerly along said northeasterly line of Branch Avenue to the easterly line of North Main Street;

Thence, running southerly along said easterly line of North Main Street to its intersection with the northerly line of Doyle Avenue;

Thence, running southwesterly across said North Main Street to the intersection of the southeasterly line of Randall Street and the westerly line of Captain J. Carleton Davis Memorial Boulevard;

Thence, running southerly along said westerly line of Davis Boulevard to its intersection with the projected centerline of Olney Street

Thence, running easterly along said centerline of Olney Street to its intersection with the projected easterly line of Brown Street;

Thence, running southerly along said easterly line of Brown Street to the southerly line of Halsey Street;

Thence, running westerly along said southerly line of Halsey Street to its intersection with the easterly line of Congdon Street;

Thence, running along said easterly line of Congdon Street to its intersection with the northerly line of Meeting Street;

Thence, running easterly along said northerly line of Meeting Street to a point opposite the projection of the easterly line of lot 639 on Assessor's Plat 10;

Thence, running southerly along said easterly line of Lot 639 and the easterly line of De Foe Place to the southerly line of Angell Street;

Thence, running westerly along said southerly line of Angell Street to its intersection with the easterly line of Benefit Street;

Thence, running southerly along said easterly line of Benefit Street to its intersection with the northerly line of John Street;

Thence, running easterly along said northerly line of John Street to its intersection with the westerly line of Thayer Street;

Thence, running northerly along said westerly line of Thayer Street to the northerly line of Williams Street;

Thence, running easterly along said northerly line of Williams Street to its intersection with the westerly line of Governor Street;

Thence, running northerly along said westerly line of Governor Street to the northerly line of Preston Street;

Thence, running easterly along said northerly line of Preston Street to its intersection with the westerly line of Ives Street;

Thence, running northerly along said westerly line of Ives Street to the northerly line of East George Street;

Thence, running easterly along said northerly line of East George Street to the easterly line of Gano, said point also being the point and place of beginning.

EXHIBIT B  
EAST SIDE RENEWAL PROJECT NO. R.I. R-4  
City of Providence, Rhode Island

INDUSTRIAL PERFORMANCE STANDARDS

EXHIBIT B

PERFORMANCE STANDARDS FOR THE REGULATION OF INDUSTRIAL PROCESSES

Noise

Noise shall be measured at any property line. At the specified points of measurement the sound-pressure level of noise radiated continuously from a facility at night time shall not exceed the values given in Table I in any octave band of frequency. The sound-pressure level shall be measured with a Sound Level Meter and an Octave Band Analyzer that conform to specifications published by the American Standards Association. (American Standard Sound Level Meters for Measurement of Noise and Other Sounds, Z24.3-1944, American Standard Specification for an Octave-Band Filter Set for the analysis of Noise and Other Sounds, Z24.10-1953, American Standards Association, Inc., New York, New York, shall be used.)

TABLE I

Maximum permissible sound-pressure levels at specific points of measurement for noise radiated continuously from a facility between the hours of 11 P.M. and 7 A.M.

Frequency Band: Cycles per second	Sound Pressure Level: Decibels <sup>a</sup>
20-75	69
75-150	54
150-300	47
300-600	41
600-1,200	37
1,200-2,400	34
2,400-4,800	31
4,800-10,000	28

<sup>a</sup>According to the following formula

$$\text{Sound Pressure Level In Decibels} = 10 \log \frac{P_1}{P_2}$$

Where  $P_2$  equals 0.0002 dynes/cm<sup>2</sup>

If the noise is not smooth and continuous and is not radiated between the hours of 11 P.M. and 7 A.M., one or more of the corrections in Table II below shall be added to or subtracted from each of the decibel levels given above in Table I.

TABLE II

Type of Operations or Character of Noise	Correction in Decibels
Daytime operation only	plus 5
Noise source operates less than 20% of any one-hour period	plus 5*
Noise source operates less than 5% of any one-hour period	plus 10*
Noise source operates less than 1% of any one-hour period	plus 15*
Noise of impulsive character (hammering, etc.)	minus 5
Noise of periodic character (hum, screech, etc.)	minus 5

\*Apply one of these corrections only.

Vibration

1. Vibration shall be measured at any property line.

2. No vibration is permitted which is discernible to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of 7 A.M. and 7 P.M., or of 30 seconds or more duration in any one hour between the hours of 7 P.M. and 7 A.M. No vibration at any time shall produce an acceleration of more than 0.1g or shall result in any combination of amplitudes and frequencies beyond the "safe" range of Table 7, U. S. Bureau of Mines Bulletin No. 442, "Seismic Effects of Quarry Blasting," on any structure. The methods and equations of said Bulletin No. 442 shall be used to compute all values for the enforcement of this regulation.

Smoke

Measurement shall be taken at the point of emission. The Ringelmann Smoke Chart published by the U. S. Bureau of Mines in August 1955 as Information Circular 7718 (Revision of I.C. 6888) shall be used for the measurement of smoke. Gray smoke not darker than No. 1 on said charts may be emitted, except that gray smoke not darker than No. 2 on said charts may be emitted for periods aggregating not longer than 4 minutes in any 30 minutes. These provisions shall apply also to smoke of a different color but of equivalent apparent opacity.

### Liquid or Solid Wastes

1. Effluent from any plant which is discharged into the ground shall at all times comply with the following standards:

Maximum 5 day biochemical oxygen demand - 20 parts per million.

Maximum total solids - 5,000 parts per million

Maximum phenol - 0.01 parts per million.

2. No liquid or solid wastes treated or untreated shall be emptied into any stream, river, pond or other body of water.

3. A septic tank, tile field or other disposal place for any waste shall be located at least 150 feet from the nearest point of any river, pond, swampy area, or any district boundary of a residential, agricultural, or commercial zone, or any drinking water supply.

4. No effluent shall contain any other acids, oils, dust, toxic metals, corrosive or other toxic substance in solution or suspension which would create odors, discolor, poison, or otherwise pollute any stream or watershed in any way.

5. Uncontaminated cooling water shall not be considered a waste product.

### Odors

Odors shall be measured at any lot line. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive or that are a detriment to the property of others or that are a nuisance to any persons beyond lot lines of owner. Table III (Odor Thresholds) in Chapter 5, "Air Pollution Abatement Manual," copyright 1951 by Manufacturing Chemists' Association, Inc., Washington, D.C. shall be used as a standard. In each case, the smallest value given shall be the maximum odor permitted.

### Fly, Ash, Dust, Fumes, Vapors, Gases and other Forms of Air Pollution

Measurement shall be taken at the point of emission. No emission shall be permitted which can cause any damage to health, to animals or vegetation, or other forms of property, or which can cause any excessive soiling. In no event shall any emission be allowed of any solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at any point. For measurement of the amount of particles in gases resulting from

combustion, standard corrections shall be applied to correct to a stack temperature of 500 degrees Fahrenheit and to correct to the assumption that 50% excess air is present at the time of measurement and should be deducted from the measured volume before computing the grains per cubic foot to compare with the standard.

#### Toxic Gases

Industrial uses shall emit no noxious, toxic or corrosive fumes or gases in excess of maximum allowable concentrations listed in the following source:

"Table I, Industrial Hygiene Standards, Maximum Allowable Concentration," Chapter 5 of the Air Pollution Abatement Manual Manufacturing Chemists' Association, Washington, D. C., 1951.

Where minimum allowable concentrations of toxic gases are lower than the odor threshold, then the company, at its expense, must provide continuous checks at its property lines.

#### Heat and Glare

No industrial use shall carry on any operation that would produce heat or glare beyond the property line that will cause injury or discomfort to human beings, fish and wild life, or vegetation.

A copy of each reference work mentioned in these standards shall be kept on file in the office of the Department of Building Inspection of the City of Providence.

EXHIBIT C  
EAST SIDE RENEWAL PROJECT NO. R.I. R-4  
City of Providence, Rhode Island  
MINIMUM PROPERTY STANDARDS

for

URBAN RENEWAL REHABILITATION

EXHIBIT B  
EAST SIDE RENEWAL PROJECT NO. R.I. R-4  
City of Providence, Rhode Island  
MINIMUM PROPERTY STANDARDS

for

URBAN RENEWAL REHABILITATION

Table of Contents

	<u>Page</u>
<b>INTRODUCTORY STATEMENT</b>	
Purpose and Intent	1
Characteristics of These Standards	1
Application	2
Applicability of Other Codes and Ordinances	2
 <b>CHAPTER I - DEFINITIONS</b>	
R100 General	4
R101 Definitions	4
 <b>CHAPTER II - GENERAL ACCEPTABILITY CRITERIA</b>	
R200 General	13
R201 Local Codes and Regulations	13
R202 Service and Facilities	13
R203 Access	14
R204 Types of Dwellings	14
R205 Partial Non-Residential Use	15
R206 Dilapidated or Blighted Structures	16
R207 Variations to Standards	16
 <b>CHAPTER III - SITE CRITERIA</b>	
R300 Objective	17
R301 Open Space	17
R302 Lot Coverage	17
R303 Parking	18
R304 Yards and Courts	18
R305 Site Improvements	19

## CHAPTER IV - BUILDING PLANNING

R400 Objective	20
R401 Space Standards	20
R402 Light and Ventilation	24
R403 Doors and Access Openings	26
R404 Stairways	28
R405 Hallways	28
R406 Elevators	29
R407 Exterior Appurtenances	29

## CHAPTER V - FIRE PROTECTION

R500 Objective	30
R501 Exits	30
R502 Interior Fire Protection	31
R503 Exterior Fire Protection	33
R504 Fire Protection Equipment	34

## CHAPTER VI - MATERIALS AND PRODUCTS

R600 Objective	35
R601 Standards for Materials and Products	35

## CHAPTER VII - CONSTRUCTION

R700 Objective	36
R701 Structural Soundness	36
R702 Exterior Walls	36
R703 Floor Construction	37
R704 Chimneys and Vents	37
R705 Protection from Rodents, Termites or Other Infestation	37

## CHAPTER VIII - EXTERIOR AND INTERIOR FINISHES

R800 Objective	39
R801 General	39
R802 Exterior Walls	39
R803 Roof Covering	39
R804 Gutters and Downspouts	39
R805 Flashing	40
R806 Windows, Doors and Other Openings	40
R807 Interior Wall and Ceiling Finish	40
R808 Finish Floors	40
R809 Painting and Decoration	41

## CHAPTER IX - MECHANICAL EQUIPMENT

R900 Objective	42
R901 General	42
R902 Mechanical Ventilation and Air Conditioning	42
R903 Heating	43
R904 Domestic Water Heating and Storage	44
R905 Plumbing	45
R906 Electrical	45

## INTRODUCTORY STATEMENT

### PURPOSE AND INTENT

These Minimum Property Standards for Urban Renewal Rehabilitation of the East Side Renewal Project Area have been developed to provide minimum design and construction standards for the rehabilitation of houses located in the conservation sections of the Project Area. It is intended that these standards be in the spirit of as well as aid in carrying out the objectives of the urban renewal program for neglected and run-down residential properties. By these objectives is sought the physical, social and economical regeneration of those properties and those portions of the conservation sections which have remained in a generally deteriorated condition.

The standards for urban rehabilitation are directed toward neighborhood improvement and the overcoming of deterioration and blight. The aim is not the creation of a neighborhood that necessarily compares well in design and construction with new neighborhoods. Likewise, the standards recognize the vast differences that exist among urban renewal areas and are designed specifically for the East Side Renewal Project Area. The quality and condition of existing houses in Providence vary widely from one location to another and frequently, as is the case in the East Side, within a single area. Also, the amount of physical improvements which can be achieved will in some instances be sharply limited by the low incomes of the residents. Present residents, in general, are expected to continue living in the area after rehabilitation has taken place.

### CHARACTERISTICS OF THESE STANDARDS

These Minimum Property Standards are significantly different from standards for new construction. This is necessary because most buildings in the East Side Renewal Project Area were built long before FHA came into existence and by very different construction requirements and living customs. Some of these houses were built for a single family but have now been subdivided to accommodate two or more families. Thus, while satisfactory for one family by former patterns of living, these houses have now become sub-standard because of overcrowding and lack of sanitary and other conditions as well as lack of maintenance.

The many advances in building technology of the past generation which are now incorporated in new construction, being unknown at an earlier period, have never been included in older houses. Examples of this, among many, are the use of insulation, modern heating and cooling methods and easily installed new interior and exterior finishing materials. Therefore, these standards, in general, are lower than those that apply to new construction.

They have a built-in flexibility that permits judgment to be used by the local FHA insuring office in applying these provisions to the East Side Renewal Project Area. However, there is a level of physical, social and economic conditions below which standards for rehabilitation should not be countenanced. The standards established for this area must result in a general upgrading and improvement of dwelling accommodations. The aim is to restore the area to a sound condition as to its economic life and its suitability for residential and other uses.

Throughout these standards there are some provisions that are mandatory. Items of this kind are expressed in the appropriate language of "shall be", "shall have", "provide", etc. Other items are included, which in addition to expressing the normal minimum standard, permit exceptions where conditions justify. Also, there are numerous statements which are advisory or guides to what constitutes minimum good practice, if obtainable, but where the practicability of the standard is left to be determined. Items of this kind are expressed as "in general, should be", "if possible", "it is recommended that", etc. and are identified by asterisks (\*) on the right hand margin of the page. In these ways, essential flexibility is incorporated into these MPS.

#### APPLICATION

These Minimum Property Standards apply only to existing residential properties in the East Side Renewal Project Area. These minimum standards are confined in their application to the individual property within its property lines. They are not concerned with improvements off the site except for the provision of streets for access and circulation, and for essential services and facilities.

#### APPLICABILITY OF OTHER CODES AND ORDINANCES

The requirements set forth in these Minimum Property Standards for Urban Renewal Rehabilitation in the East Side Renewal Project Area shall supplement all state, county and municipal codes and ordinances applicable to the regulation and control of existing buildings or any repair, alteration, or renovation thereof. The rehabilitation of any building within the East Side Renewal Project Area under the standards herein contained shall also be in compliance with all such applicable codes, ordinances and regulations. These include, but are not limited to:

- a) Building Ordinance of the City of Providence, Chapter 1079 approved December 21, 1956, as amended by Chapter 1103 approved March 22, 1957, Chapter 1286 approved September 4, 1959, Chapter 1308 approved December 4, 1959, Chapter 1376 approved

December 16, 1960, Chapter 1474 approved May 18, 1962, Chapter 1532 approved March 8, 1963, and Chapter 1643 approved September 8, 1964.

This ordinance combines the structural, heating, plumbing, electrical and mechanical requirements into one comprehensive code.

- b) Minimum-Standards Housing Ordinance of the City of Providence, Chapter 1040 approved July 9, 1956, as amended by Chapter 1108 approved May 5, 1957, Chapter 1207 approved June 6, 1958, Chapter 1513 approved December 21, 1962, and Chapter 1514 approved December 21, 1962.
- c) Zoning Ordinance of the City of Providence, Chapter 544 approved September 21, 1951, as amended as to text some 20 times to date and as to map changes more frequently.

It is recommended that for new construction and for rehabilitation of existing structures, the following publications of the Federal Housing Administration be consulted:

1. Minimum Property Standards for Urban Renewal Rehabilitation, One through Eleven Living Units - FHA No. 950
2. Minimum Property Standards for One and Two Living Units - FHA No. 300
3. Minimum Property Requirements for Multifamily Housing - FHA No. 2600
4. Minimum Property Standards for Low Cost Housing - FHA No. 18

## CHAPTER I

### DEFINITIONS

#### R100 GENERAL

R100-1 Abbreviations, terms, phrases, and words and their derivatives used in these Minimum Property Standards shall have the meanings given in this section.

R100-2 The terms defined herein apply only for the purposes of these minimum property standards. Where differences exist in the terms herein defined from identical or similar definitions to be found in other applicable codes, ordinances or regulations, the more restrictive definitions shall be applied.

#### R101 DEFINITIONS

Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

Addition: Any construction which increases the size of a building or adds to the building such as a porch or an attached garage or carport.

Alley: A service way providing a secondary public means of access to abutting properties.

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings but which does not increase the size of the building.

#### Area:

Building Area: The total ground area of each building and accessory building but not including uncovered entrance platforms, terraces, and steps.

Floor Area: The total area of all stories or floors finished as living accommodations. This area includes bays and dormers but does not include space in garages or carports or in attics. Measurements are taken to the outside of exterior walls.

Attic: Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered structural cavities.

Basement: A space of full story height below the first floor which is not designed or used primarily for yearround living accommodations. (See definition of First Story for below-grade space which is primarily used for habitable rooms.)

Basementless Space (Crawl Space): An unfinished, accessible space below the first floor which is usually less than full story height.

Bearing: That portion of a beam, truss, or other structural member that rests on the supports.

Building Line: A line established by law or agreement usually parallel to property line, beyond which a structure may not extend. This generally does not apply to uncovered entrance platforms, terraces and steps.

Carport: A roofed space having at least one side open to the weather, primarily designed or used for motor vehicles.

Cellar: That space of a building which is partly or entirely below grade having more than half of its clear height below the average grade of the adjoining ground.

Construction Classifications: A classification of buildings into types of construction which is based upon the fire resistance of walls, floors, roofs, ceilings and other elements.

Type 1, Fire-resistive Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are noncombustible with sufficient fire resistance to withstand the effects of a fire and prevent its spread from one story to another.

Type 2, Noncombustible Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are noncombustible but which have less fire resistance ratings than that required for Type 1, fire-resistive construction.

Type 3, Exterior Protected Construction: That type of construction in which the exterior walls are of noncombustible construction having a fire resistance rating as specified and which is structurally stable under fire conditions and in which the interior structural members and roof are wholly or partly of combustible construction. Type 3 construction includes two sub-types, namely heavy timber and protected constructions, the latter also being known as "ordinary" construction.

Type 4, Wood Frame Construction: That type of construction in which the exterior walls, partitions, floors, roof and other structural members are wholly or partly of wood or other combustible materials which may or may not be assembled to provide a specified fire resistance rating.

Court:

Inner Court: An open, outdoor space enclosed on all sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable.

Outer Court: An open, outdoor space enclosed on at least two sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable, with one side open to a street, driveway, alley, or yard.

Crawl Space: Same as Basementless Space.

Dampproofing: A treatment of a surface or structure which retards the passage of water. See Waterproofing.

Driveway: A private way for the use of vehicles and pedestrians.

Dwelling: A building designed or used as the living quarters for one or more families.

Detached: A dwelling which is completely surrounded by permanent open spaces.

Semi-detached: A dwelling, one side wall of which is a party or lot-line wall.

Row: A dwelling, the walls on two sides of which are party or lot-line walls.

End-row: Same as semi-detached.

Dwelling Unit: See Living Unit

Easement: A vested or acquired right to use land other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

Exit: A way to get from the interior of a building or structure to the outside at grade level. A secondary exit may, under certain conditions, provide only emergency egress to an adjacent building or roof, from which safe travel can be made to grade level.

Family: One or more persons occupying a single living unit. Such persons do not have to be related by birth or marriage to constitute a family unit.

Fire Area: The floor area of a story of a building within exterior walls, party walls, fire walls or any combination thereof.

Fire Door: A door, including its frame, so constructed and assembled in place to prevent or retard passage of flame or hot gases.

Fire-Proof: An obsolete term meaning fire-resistive. Usually used with Type 1 construction.

Fire Resistance: That property of construction assemblies, which under fire conditions, prevents or retards the passage of excessive heat, hot gases or flames.

Fire-resistance Ratings: Time in hours or fractional parts thereof that a material, construction or assembly will withstand fire exposure, as determined in an acceptable fire test.

Fire Resistive: That quality of materials and assemblies to resist fire and prevent its spread.

Fire Retardant Lumber: Wood so treated by a recognized impregnation process so as to reduce its combustibility.

Fire Separation: A construction of specified fire resistance separating parts of a building horizontally or vertically as required.

Firestopping: A barrier within concealed spaces which is effective against spread of flames or hot gases.

Flame-resistant: That property of a material which is flame resistant by nature or has been made so by an accepted method.

Flame Spread: The propagation of flame over a surface.

Flashing: Sheet metal or other impervious material used in roof and wall construction to protect a building from seepage of water.

Floor: See Story.

Foundation: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

Garage: A building or enclosure primarily designed or used for motor vehicles.

Attached: A garage having all or part of one or more walls common to the dwelling or to a covered porch attached to the dwelling.

Detached: A garage which is completely surrounded by open space. A garage connected to the dwelling by an uncovered terrace is defined as a detached garage.

Built-in: A garage located within the exterior walls of a dwelling.

Grade, finish: The top surface elevation of lawns, walks, drives, or other improved surfaces after completion of construction or grading operations.

Gradient: The slope, or rate of increase or decrease in elevation of a surface, road or pipe, usually expressed in percent.

Habitable Room: See Room.

Height, Building: Vertical distance measured from curb or grade level, whichever is the higher, to the highest level of a flat roof or to the average height of a pitched roof, excluding penthouse or other roof appendages occupying less than 30 percent of the roof area. Where a height limitation is set forth in stories, such height shall include each full story as defined therein.

Joists: A series of floor, roof or ceiling framing members spaced not more than 30 inches o.c. Members supporting roofs having slopes over 3 in 12 are not defined as roof joists. See Rafter.

Kitchen: Space, 40 sq. ft. or more in area, used for cooking and preparation of food.

Kitchenette: Space, less than 40 sq. ft. in area, used for cooking and preparation of food.

Living Unit: A dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Loads:

Design: Total load which a structure is designed to sustain safely.

Dead: The weight of all permanent construction in a building.

Live: The weight of all moving and variable loads that may be placed on or in a building such as snow, wind, occupancy, etc.

Lot: A parcel of land that is described by reference to a recorded plat or by metes and bounds.

Corner Lot: A lot abutting upon two or more streets at their intersection.

Interior Lot: A lot bounded by a street on one side only.

Double-fronted Lot: An interior lot bounded by a street on front and back.

Lot Coverage: That percentage of the plot area covered by the building area.

Lot Line: A line bounding the lot as described in the title to the property.

Noncombustible: Material or a combination of materials which will not ignite or support combustion at a temperature of 1,200 degrees F. during a 5 minute exposure.

Party Wall: See Wall.

Plat: A map, plan or chart of a city, town, section or subdivision, indicating the location and boundaries of individual properties.

Plot: A parcel of land consisting of one or more lots or portions thereof, which is described by reference to a recorded plat or by metes and bounds.

Property: A lot or plot, including all buildings and improvements thereon.

Property Line: A recorded boundary of a plot.

Rafters: A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12. Members supporting roofs having slopes 3 in 12 or less are defined as roof joists.

Rehabilitation: The restoration of one or more dwellings to a satisfactorily improved physical condition, and which overcomes the deterioration of a property or properties, and aids in the improvement of its neighborhood.

Repair: To restore to a sound and acceptable state of operation, servcability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Rooms:

Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.

Combined Rooms: Two or more adjacent habitable spaces which by their relationship, planning and openness permit their common use.

Shaft: A vertical opening or enclosed space extending through two or more floors of a building, or through a floor and roof.

Shall: Indicates that which is required.

Should: Indicates that which is recommended but not mandatory.

Space Heater (room heater): A self-contained above-the-floor device for furnishing heated air, through openings in its casing, directly into the space in which the device is located or immediately adjacent to it. The device may be free-standing or recessed in a wall or partition.

Story: That portion of a building between a floor and the next floor above.

First Story (First floor): The lowermost story that has at least half its total floor area designed for and finished as living accommodations. For the purpose of determining this area, the area of halls, closets, and stairs is included. The area of storage, utility or heating rooms or spaces is not included. The location of the first story as defined herein is based upon the use of the space rather than on the location of entrance doors or the finished grade.

Half Story: A story finished as living accommodations located wholly or partly within the roof frame and having a floor area at least half as large as the story below. Space with less than 4 feet clear headroom shall not be considered as floor area.

Top Story: The story between the uppermost floor and the ceiling or roof above.

Street: A public or private way which affords principal means of vehicular access to properties which abut thereon.

Ventilation:

Mechanical: Supply and removal of air by power-driven devices.

Natural: Ventilation by openings to outside air through windows, doors or other openings.

Walls:

Bearing Wall: A wall which supports any vertical load in addition to its own weight.

Cavity Wall: A masonry or concrete wall consisting of two wythes arranged to provide an air space within the wall in which the inner and outer wythes of the wall are tied together with metal ties.

Curtain Wall: A wall, usually nonbearing, between piers or columns.

Faced Wall: A wall in which the masonry facing and the backing are so bonded as to exert a common reaction under load.

Firewall: A wall with qualities of fire resistance and structural stability which subdivides a building into fire areas, and which resists the spread of fire.

Foundation Wall: A wall, below or partly below grade, providing support for the exterior or other structural parts of a building.

Lot Line Wall: A wall adjoining and parallel to the lot line used primarily by the party upon whose lot the wall is located. Lot line walls may share common foundations.

Masonry Wall: A bearing or non-bearing wall of hollow or solid masonry units.

Non-bearing Wall: A wall which supports no vertical load other than its own weight.

Parapet Wall: That part of any wall entirely above the roof.

Party Wall: A wall used jointly by two parties under easement, erected upon a line separating two parcels of land, each of which is a separate real estate entity.

Veneered Wall: A wall with a masonry face which is attached to but not so bonded to the body of the wall as to exert a common reaction under load.

Vertical Opening: Openings through floors, such as for stairways, elevators, ventilating shafts, etc., which if unprotected, may serve as channels for the spread of fire or smoke.

Waterproofing: A treatment of a surface or structure, which prevents the passage of water. See Dampproofing.

Way: A street, alley or other thoroughfare or easement permanently established for passage of persons or vehicles.

Window, Required: A window which provides all or part of the required natural light and ventilation in the room or space where it is located.

Wythe: The partition between two chimney flues in the same stack. Also the inner or outer wall of a cavity wall.

Yard: The open, unoccupied space on the plot between the property line and the front, rear or side wall of the building.

Front Yard: The yard across the full width of the plot facing the street extending from the front line of the building to the front property line. On a corner lot, both yards facing a street are considered front yards.

Rear Yard: The yard across the full width of the plot opposite the front yard, extending from the rear line of a building to the rear property line.

Side Yard: The yard between the side line of a building and the adjacent side property line, extending from the front yard to the rear yard.

CHAPTER II

GENERAL ACCEPTABILITY CRITERIA

R200 GENERAL

These general acceptability criteria apply to all existing one through eleven living unit properties in the East Side Renewal Project Area as set forth on page 2, Application.

R201 LOCAL CODES AND REGULATIONS

R201-1 The minimum standards set forth herein have been established to accomplish certain basic objectives for urban renewal rehabilitation purposes and shall not be construed as relieving the property owner or his builder of his responsibility for compliance with local ordinances, codes and regulations including established requirements of a health or other authority having jurisdiction.

R201-2

R201-3 Where other applicable codes, regulations or requirements permit lower standards than required herein, these Minimum Property Standards shall apply.

R202 SERVICE AND FACILITIES

R202-1 Utilities shall be independent for each property without dependence upon other properties.

R202-2 Independent facilities shall be provided for each living unit except that common facilities such as laundry and storage space or heating may be provided for each property.

R202-3 Each building and each living unit within the building shall contain provisions for each of the following:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.

R203      ACCESS

R203-1    Access to the Property

R203-1.1 Each property shall be provided with vehicular access to and from the property at all times by an abutting public or private street. Private streets shall be protected by a permanent easement.

R203-1.2 Properties having no vehicular access shall have permanent pedestrian access at least 5 ft. wide by easement or held in fee simple. Vehicular parking shall be permanently available nearby. Likewise, small groupings of properties not having direct vehicular access shall have convenient and permanently available parking bays. \*

R203-2    Access to the Building

Walks and steps shall be provided for convenient all weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

R203-3    Access to Each Living Unit

Access to each living unit shall be provided without passing through any other living unit.

R203-4    Access to Rear Yard

R203-4.1 Access to the rear yard from each living unit is recommended. However, such access is not acceptable where it is dependent upon passage through another living unit. \*

R203-4.2 Each building shall be provided with access to the rear yard. This access for a detached dwelling should be directly from a street. For a row dwelling, the access shall be by means of an alley, easement, open passage through the dwelling, or other acceptable means. \*

R204      TYPES OF DWELLINGS

R204-1    Types of dwellings are: Detached, semi-detached, row and end-row dwellings. Each type may contain one through eleven living units.

R204-2    A semi-detached, row or end-row dwelling shall be separated from an adjoining dwelling or dwellings by a party or lot line wall extending the full height of the building. See paragraphs R502-1 and R502-2.

R204-3 Method of Determining Number of Living Units

- R204-3.1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit. All living units shall comply with these Minimum Property Standards.
- R204-3.2 A room or group of rooms, containing complete living facilities, such as an apartment of a janitor, caretaker or servant shall be counted as a separate living unit.

R205 PARTIAL NON-RESIDENTIAL USE

- R205-1 Any non-residential use of the property shall be subordinate to its residential use and character. For properties of one through four living units, the extent of this non-residential use should not exceed 25 percent of the total floor area.
- R205-2 For one or two story structures in properties not exceeding four living units, where the percentage of total dwellings in the neighborhood having non-residential space included is small, and the use is considered harmonious and architecturally compatible, a higher percentage of non-residential space, (than provided in R205-1), may be permitted up to but not exceeding 50 percent of the total floor area. \*
- R205-3 For properties which include five or more living units, the maximum space devoted to non-residential use shall not exceed 20 percent of the gross floor area devoted to residential use. The gross floor area includes corridors, stairs, elevators, lobbies, etc. Laundry, garage space for tenants up to a ratio of one space per living unit, all storage for the residential and commercial tenants, or project storage and other service spaces are not considered in area computations.
- R205-4 A property, any portion of which is designed or used for non-residential purposes shall be harmonious with the residential character of the neighborhood. (1)

---

(1) An inharmonious use is one which by its unresidential appearance, excessive noise or odor, lack of sanitation, or unwholesome influence on people adversely affects the neighborhood in which it is located.

R206

DILAPIDATED OR BLIGHTED STRUCTURES

All dilapidated portions of existing properties, or blighted structures, which are not economically repairable shall be removed. Also, see paragraph R407-1 for exterior appurtenances. An exception to the above will be made where restoration of the structure may be required by the Historic District Commission, and where a removal permit would therefore be denied.

R207

VARIATIONS TO STANDARDS

R207-1

A variation to mandatory provisions contained herein may be permitted for specific cases, only when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.
- b. Long established local practices and customs in the area assure continued market acceptance of the variation.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R207-2

Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases.

CHAPTER III

SITE CRITERIA

R300 OBJECTIVE

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R301 OPEN SPACE

Every dwelling shall have yard space of such size and so planned as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy. There should be adequate open space for laundry drying, gardening, landscaping and outdoor living. The open space may be at the rear, front, or one of the side yard areas. \*

R302 LOT COVERAGE

In general, the maximum area of the individual dwelling plot which should be covered by the building or buildings are as given below: \*

a. Detached dwelling:

- (1) Interior lot coverage - 45 percent
- (2) Corner lot coverage - 50 percent

b. Semi-detached dwelling:

- (1) Interior lot coverage - 55 percent
- (2) Corner lot coverage - 60 percent

c. Row and end-row dwelling: 70 percent

The building area includes the total ground area of each building and accessory buildings but does not include the area of uncovered entrance platforms, terraces and steps.

R303

PARKING

\*

As a neighborhood planning guide, facilities available for street and "on site" parking and garage storage in the neighborhood should total, in general, not less than a ratio of 1 car space per dwelling in single family house neighborhoods. Where it is contemplated that there will be more than one living unit per dwelling in a majority of the houses, the parking and garage ratio should be not less than .75 per living unit within the neighborhood. Street parking space may not be included in this calculation for the reason that overnight on-street parking is prohibited by law in Providence.

R304

YARDS AND COURTS

R304-1

Yards

Yard dimensions should generally provide for at least the following:

\*

- a. Front yard, 10 feet.(1)
- b. Side yard, 5 feet.(1)
- c. Rear yard, 15 feet.

R304-2

Courts

- a. Outer courts should have a least dimension of 8 feet if windows of habitable rooms occur in walls opposite each other and serve separate living units or buildings. \*
- b. The distance between building walls of outer courts under other conditions should be not less than 5 feet. \*
- c. Inner courts should have at least 50 square feet area and minimum dimensions as for outer courts. \*
- d. Covered light shafts, or open shafts less than 50 square feet area, are not acceptable as providing ventilation to bedrooms or living rooms.

---

(1) Where the Providence zoning ordinance permits less yard dimension than is recommended here, it may be considered acceptable for existing houses, but not for new construction.

R305

SITE IMPROVEMENTS

R305-1

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

R305-2

Any new site improvements installed should comply with Chapter XII of the MPS for One and Two Living Units, or Chapter X of the MPR for Multifamily Housing, as feasible.

\*

## CHAPTER IV

### BUILDING PLANNING

#### R400 OBJECTIVE

To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped to assure suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

#### R401 SPACE STANDARDS

##### R401-1 Objective

To provide each living unit with space necessary to provide suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, to provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

##### R401-2 General

- R401-2.1 For existing work, dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.
- R401-2.2 The area occupied by a stair or by closets shall not be included in the determination of required room area.
- R401-2.3 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building planning standards in the same manner as rooms above grade. See R402.

##### R401-3 Minimum Room Sizes and Allowable Room Count

Room sizes shown below shall be the minimum permitted for any subdividing of existing spaces, or for the construction of any new rooms. Unremodeled existing rooms, where considered adequate in size and arrangement for the intended function by the local insuring office, may be acceptable if not more than 10 percent smaller than the minimums given in the following schedule. Room count is applicable only for properties having five, and in some cases eight, or more living units under FHA multifamily housing programs. \*

SCHEDULE

Name of Space (1)	Room Count	Minimum Area (sq. ft.) (2)		Least Dimension (3)
		1 & 2 BR LU	3 or more BR LU	
LR	1	140	150	10'-0"
DR	1	80	100	7'-8"
K	1	50	60	3'-0" (4)
K'ette (5)	1/2	40	NP	3'-4"
BR	1	70	70	7'-0"
Total BR	---	1BR, 100 2BR, 170	3BR, 240 4BR, 340	1st BR of each (LU=8'-0"
OHR (6)	1	70	70	7'-0"
LR-DA	1-1/2	160	180	(9)
LR-DR	2	200	220	(9)
LR-DA-K (7)	2	210	240	(9)
K-DA (7)	1-1/2	80	100	(9)
K-DR (7)	2	120	140	(9)
K'ette-DA (7)	1	60	80	(9)
LR-DA-BR (8)	2	220	---	(9)
LR-BR (8)	1-1/2	190	---	(9)

NOTES

(1) Abbreviations

LU = Living Unit  
 LR = Living Room  
 DR = Dining Room  
 DA = Dining Area  
 K = Kitchen

K'ette = Kitchenette  
 BR = Bedroom  
 OHR = Other Habitable Room  
 NP = Not Permitted

- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.
- (3) Least dimensions shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.
- (4) Clear passage space.
- (5) Permitted in LU of 0-BR or 1-BR only. Where the area of Kitchenette is less than 40 sq. ft., no room count shall be allowed, and no Kitchenette shall be less than 20 sq. ft.
- (6) An Other Habitable Room (OHR) shall meet all requirements for habitable rooms, have a closet of approximately 6 sq. ft., and shall have a means of complete separation from other rooms. Only one OHR is allowable for room count purposes, per living unit.

- (7) The combining of a Kitchen or Kitchenette with a Bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a Kitchen or Kitchenette.
- (8) Permitted only in Living Unit having no separate Bedroom.
- (9) Least dimension of appropriate room function applies.

R401-4 Ceiling Heights \*

The ceiling heights for habitable rooms, bathrooms and halls should be as follows:

R401-4.1 Habitable Rooms

- a. Average height for required room, 7 ft.-6 in.
- b. Floor area with less than 4 ft. clear headroom not to be included in required room area.

R401-4.2 Bathrooms, toilet, compartments, utility rooms, etc., 6 ft.-8 in. clear.

R401-4.3 Halls, 6 ft.-8 in. clear.

R401-5 Privacy and Arrangement

R401-5.1 A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms.

R401-5.2 Access to all parts of a living unit shall be possible without passing through a public hall.

R401-5.3 Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

R401-5.4 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in living units having more than one bedroom.

R401-5.5 A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms. \*

R401-5.6 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6 Kitchen Facilities

R401-6.1 Each living unit shall have a specific kitchen space, which contains a sink with counter work space and having hot and cold running water, and adequate space for installing cooking and refrigeration equipment, and for the storage of cooking utensils.

R401-6.2 Minimum areas and dimensions of kitchen storage space should generally be as follows: \*

- a. Total shelving in wall and base cabinets - 30 sq.ft.
- b. Drawer area - 5 sq. ft.
- c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.

R401-7 Bath Facilities

Complete bathing and sanitary facilities shall be provided within each living unit consisting of a water-closet, a tub or shower, and a lavatory. Provide an adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if a spare tub - 4 ft. minimum. Shower, if provided, should have a least dimension not less than 30 inches \*

R401-8 Space for Laundry Facilities

Provide adequate space for laundry trays or equipment in either of the following locations:

- a. Within each living unit having two or more bedrooms, and located in the kitchen or other suitable service space, or
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R401-9 Closets

R401-9.1 Clothes closet space shall be provided within each living unit on the basis of approximately 6 sq. ft. for each BR. \*  
The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen. A guest closet (min. 6 ft.) should be provided

R401-9.2 Where separate closets for each existing bedroom are not possible, a closet elsewhere within the living unit may be acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom. \*

R401-9.3 Clothes closets shall have a shelf and rod.

R401-9.4 Within each living unit, total shelf area or built-in drawer space of at least 8 sq. ft. should be provided for linens. This space should be appropriately increased for living units having 3 or 4 bedrooms. \*

R401-10 General Storage

Each living unit shall have a designated closet or other suitable space within the unit or locked space elsewhere within the building or other structure on the property, conveniently accessible, for general storage. The minimum volume of general storage space for each living unit shall be 100 cu. ft. and should be appropriately increased for 3 or 4 bedroom living units. \*

R402 LIGHT AND VENTILATION

R402-1 Objective

To provide a healthful environment and an acceptable degree of comfort within all rooms and hallways of the dwelling, by having sufficient light and ventilation, and by the provision of natural ventilation of structural spaces to minimize conditions conducive to decay and deterioration.

R402-2 Habitable Rooms

R402-2.1 All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 10 percent of the floor area shall be provided for new or remodeled rooms, or other spaces. Existing rooms not disturbed in the rehabilitation shall have a glass area not appreciably below a total of 10 percent of the floor area. For half stories, the above percentages are 5 percent.

R402-2.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 percent of the floor area of the space shall be provided. For half stories the above percentage is 2 percent.

R402-2.3 Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms or spaces. See R906, Chapter IX.

R402-2.4 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-2.5 See R304-2 for minimum court dimensions.

R402-3 Kitchens

R402-3.1 Artificial light shall be provided, and distributed so as to give effective illumination throughout.

R402-3.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation in accordance with paragraphs R901-2 and R902, Chapter IX. Where a Kitchen is not separated from the Living Room by partitions and door or permanent screen, provide mechanical ventilation for the Kitchen.

R402-4 Bathrooms and Toilet Compartments

R402-4.1 Artificial light shall be provided.

R402-4.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1 1/2 sq. ft., or by mechanical ventilation in accordance with paragraphs R901-2 and R902, or by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level.

R402-5 Public Spaces

R402-5.1 General

Adequate artificial light shall be provided for all public spaces.

R402-5.2 Public Entrance Spaces to Building

a. All public entrance space should have natural light provided by window, doorway or equivalent glass area of at least 5 percent of the floor area. \*

b. Either natural ventilation of at least 4 percent of floor area or mechanical ventilation shall be provided. \*

### R402-5.3 Public Hallways and Stairways

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilation (at least 4 percent of floor area) or mechanical ventilation. \*
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 5 sq. ft. of glass area, or its equivalent, for each floor so served.
- c. Enclosed stairways shall be ventilated by a mechanical or gravity system to provide approximately 4 air changes per hour.

### R402-6 Habitable Rooms of Living Units Below Grade

For habitable rooms below grade, the depth of the finish floor below its adjacent outside grade level shall not exceed 4 ft.-0 in. Natural light and ventilation standards for habitable rooms above grade shall apply.

### R402-7 Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

### R402-8 Ventilation of Structural Spaces

- R402-8.1 Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.
- R402-8.2 All exterior ventilation openings shall be effectively and appropriately screened.

### R403 DOORS AND ACCESS OPENINGS

#### R403-1 Objective

To provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

R403-2 Exterior Doors

R403-2.1 Existing doors in sound condition and to remain should approximate in size the following, and the minimum size of new doors installed in new openings shall be: \*

	<u>Width</u>	<u>Height</u>
a. Main entrance door	3'-0"	6'-6"
b. Service doors	2'-6"	6'-6"
c. Garage doors, 1 car	8'-0"	6'-4" clear opening
d. Garage doors, 2 cars	12'-0"	6'-4" clear opening

(1) Where serving 5 or more Living Units = 3'-4" min.

R403-2.2 Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above. \*

R403-2.3 Exterior doors shall have safe locks.

R403-3 Interior Doors

R403-3.1 Provide a door for each opening to a bedroom, bathroom or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding and shall have locks.

R403-3.2 Existing doors in sound condition and to remain should approximate in size the following, and minimum size of new doors installed in new openings shall be: \*

- a. Habitable rooms, 2 ft.-6 in. wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2 ft.-0 in. wide.
- c. Service stair doors, 2 ft.-6 in. wide.
- d. Cased openings, 2 ft.-6 in. wide.
- e. To public stairway enclosures, single door = 3 ft.- 0 in. wide; double door = 2 ft.-4 in. wide.
- f. Height of all interior doors, 6 ft.-6 in.

R403-3.3 Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above. \*

R403-4 Attic and Basement Spaces

Access to attics shall be provided by means of conveniently located scuttles, disappearing or permanently installed stairway. For attic and basementless spaces, the minimum access opening shall be 14 x 22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment, if any.

R404 STAIRWAYS

R404-1 Objective

To assure that all stairways provide safety of ascent and descent, and an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R404-2 Reference shall be made in all stairway planning to provisions given in Chapter V of this MPS. Likewise, provisions given on interior and exterior stairway planning in Section 607, Chapter VI, of MPS for One and Two Living Units, FHA No. 300, shall be used as a reference in the following ways:

- a. Existing stairways in sound condition to remain, or to be repaired, shall not be dangerously or to any serious extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.
- b. New stairways to be constructed shall comply with the provisions of the MPS referenced just above.
- c. Winder-type steps should not be used in stairways of dwellings where more than one family use the stairway, unless a separate means of egress for each living unit is provided, which is not a secondary exit. \*

R405 HALLWAYS

R405-1 General

Hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

R405-2 Distance of Travel

Where a required stairway is not enclosed and is open to a hallway, the maximum distance of travel from the entrance door of any living unit to the stairway should not exceed 20 ft. \*  
Where the stairway is enclosed, this distance should not exceed 30 ft. \*

R405-3 Width

Hallways providing access to stairways and serving more than one family should be not less than 3 ft.-6 in. wide. \*

R406 ELEVATORS

R406-1 Where provided, an elevator shall furnish convenient and safe ascent and descent to all living units and service areas. The character and type of elevator service and equipment should be appropriate to the building being rehabilitated and to its occupants. \*

R406-2 The provision of an elevator is recommended for buildings having four stories above grade level and containing more than two living units per floor. Where a building has five or more stories above grade and contains two or more living units per floor, an elevator shall be provided. \*

R406-3 See Chapter V, R501-7 and R502-4.1 for related provisions.

R407 EXTERIOR APPURTENANCES

R407-1 All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds. Where a structure is needed for utility or privacy and the existing one requires removal, it should be replaced with a structure that appropriately serves the dwelling. \*

R407-2 Reference to Section 610 and 611, Chapter VI of the MPS for One and Two Living Units shall be made for planning requirements for new accessory structures.

CHAPTER V

FIRE PROTECTION

R500      OBJECTIVE

To assure a high degree of safety to life and property preservation for the dwelling, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501      EXITS

- R501-1      Each one or two family dwelling and each living unit in multi-family properties shall have at least one exit, which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each living unit by means of a doorway, stairway, protected passageway, or openable window. In buildings three or more stories above grade, the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.
- R501-2      Access to either required exit shall not necessitate passage through another living unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.
- R501-3
- R501-4
- R501-5      Where the secondary exit is by means of an openable window, the opening shall be at least 5 sq. ft. in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 ft. 6 in. above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.
- R501-6      Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.
- R501-7      Elevators shall not be considered a required means of egress.

R502 INTERIOR FIRE PROTECTION

R502-1 Party or Lot Line Walls

Party or lot line walls shall extend the full height of the building from foundation to or through the roof, without openings. The wall shall effectively prevent the passage of fire at all floor-ceiling intersections with the wall. If of combustible construction, the wall shall have horizontal fire stopping located approximately midway between each floor and ceiling. The fire resistance rating of the wall, where it is new construction in connection with present rehabilitation shall be not less than 2-hours.(1) Existing walls shall have a fire resistance rating of not less than the following:

- a. 3/4-hr., where one or more party walls separate two, but not more than six, residential buildings having a combined total of not more than 12 living units, all of which are located between party, lot line or exterior walls of noncombustible materials having not less than a 2-hr. fire resistance rating;
- b. 2-hr., where a party wall separates two multifamily buildings either of which contains more than eight living units, or where the total living units contained in both buildings exceed twelve.
- c. 2-hr., where the residential building adjoins a non-residential building or property.

R502-2 Walls, Floor, and Ceiling Construction

R502-2.1 Existing wall, floor and ceiling construction separating living units or separating a living unit from a public hallway, other than party or lot line walls, should be constructed so that at least 3/4-hr. fire resistance rating is provided. \*

R502-2.2 Where such existing construction is to be disturbed by new openings or stripped down, and where new walls, floors or ceilings are planned, the fire resistance rating shall be not less than 3/4-hr.

R502-2.3 The underside of all flights of wood stairs to remain, if exposed, shall be covered with a noncombustible material. Existing plaster in this location which is in good condition may remain.

---

(1) Fire resistance ratings shall be in accordance with Standard Designation E119-61 of the American Society for Testing Materials. This test method is also NFPA Standard No. 251, and Underwriters' Laboratories No. UL 263.

R502-3 Interior Fire Protection - Materials

R502-3.1 Interior finish materials of walls, partitions (either fixed or movable), ceilings and other exposed interior surfaces, such as acoustic or fixed decorative treatment, and interior trim materials shall be appropriate to the location and conditions of service and not aid the surface flame spread, nor in burning give off excessive amounts of smoke or objectionable gases.

R502-4 Enclosure of Vertical Openings

R502-4.1 The enclosing walls of an elevator shaft shall be of noncombustible materials having not less than a 2-hr. fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

R502-4.2 For properties containing more than four living units, stairways from the first floor, leading to below-grade open space or rooms containing heating equipment shall be enclosed with partitions providing at least a 1-hour fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R502-5 Storage Space

Storage space located on the same floor as the house heater shall be at least 18 ft. away from the heater, or if closer, shall be separated from it by a noncombustible floor to ceiling partition.

R503 EXTERIOR FIRE PROTECTION

R503-1 Distance Separation

An existing residence less than 6 ft. distance from an adjoining building where the exterior walls of both have a combustible finish material should have a noncombustible exterior finish material added, to the wall so located, or replace the existing exterior wall finish with noncombustible materials. \*

R503-2 Exterior Stairways

R503-2.1 An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R404.

R503-2.2 Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of noncombustible materials.

R503-3 Roof Covering

R503-3.1 Buildings of from One through Four Living Units

Existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to the classification given by the Underwriters' Laboratories, Inc.

R503-3.2 Buildings of more than Four Living Units

Existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class-C roof according to classification of U. L. except for the following additional provision. Where the roof area of the property is greater than 4000 sq. ft., or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U. L. shall apply.

FIRE PROTECTION EQUIPMENT

In four or more story combustible structures, accommodating four or more families, an approved fire alarm system shall be provided of either a manual or automatic type. Where codes require fire protection equipment, it shall be provided in accordance with NFPA Standard No. 74M, and installed in conformity with NFPA Standard No. 72 and the National Electrical Code.

CHAPTER VI

MATERIALS AND PRODUCTS

R600 OBJECTIVE

To provide materials of such kind and quality which will assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

R601 STANDARDS FOR MATERIALS AND PRODUCTS

For specific requirements of new materials and products used as replacements or additions to dwellings being rehabilitated, reference shall be made to Chapter VII, MPS for One and Two Living Units, FHA No. 300.

CHAPTER VII

CONSTRUCTION

R700 OBJECTIVE

To assure that the construction of the dwelling will provide: (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

R701 STRUCTURAL SOUNDNESS

All structural components of the dwelling shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging of floors, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptably level or plumb position; and supported or braced so as to prevent a reoccurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

R701-1 All new construction work shall comply with MPS for One and Two Living Units, FHA No. 300, as feasible.

R702 EXTERIOR WALLS

R702-1 General

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed.

R702-2 Masonry Walls

Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R702-3 Basement and Foundation Walls

R702-3.1 Exterior basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be dampproofed by bituminous coating and cement parging.

R702-3.2 Any deficiencies in proper grading or paving adjacent to the building shall be corrected, to assure surface drainage away from basement walls.

R703 FLOOR CONSTRUCTION

R703-1 General

All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R703-2 Basement or Cellar Floors

The floor of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner, except under the following condition. Where the basement or cellar has existing wood floor construction and it is in a structurally sound condition, it may remain.

R704 CHIMNEYS AND VENTS

Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding the action of flue gases.

R705 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

Each dwelling and all exterior appurtenances on the premises shall be adequately protected against rodents, termites or other vermin infestation. An existing building where found to have defects which will permit the entrance into the structure of rodents, termites or other vermin shall be corrected by appropriate preventive measures.

R705-1 Inspection

A careful inspection shall be made of the dwelling and other structures on each property for evidence of actual or potential infestation.

R705-2 Preventive Measures

The following preventive and protective measures should be taken where necessary against the several forms of infestation: \*

- a. Windows or other openings near grade to have snug-fitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight fitting collars;
- d. Cracks and crevices in foundations and above ground walls effectively sealed by pointing with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks, driveways or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces.
- i. Apply the precautions or corrective actions recommended by bonded exterminators.

## CHAPTER VIII

### EXTERIOR AND INTERIOR FINISHES

R800

#### OBJECTIVE

The use of exterior and interior finishes of the dwelling that will assure against the entrance or penetration of moisture and extremes of temperature; protect from damage by decay, corrosion, insects and other destructive elements; and provide reasonable durability and economy of maintenance.

R801

#### GENERAL

All new work shall comply with MPS for One and Two Living Units, FHA No. 300, as feasible.

R802

#### EXTERIOR WALLS

Repairs to existing siding, stucco, or other exterior wall finish method should use standards for new work as a guide.

R803

#### ROOF COVERING

All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability. See R503-3.

R804

#### GUTTERS AND DOWNSPOUTS

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided.

R805

FLASHING

All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

R806

WINDOWS, DOORS AND OTHER OPENINGS

R806-1

Existing windows and doors, including its hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Trim and the sash or door needing restoration should be guided by the following:

1. Repair, if work can be done in place;
2. Replace, if the entire component needs to be removed in order to restore;
3. Refinish, if only the surface needs work in order to restore to new condition.

R806-2

Screens should be provided for all windows, doors and other openings. \*

R806-3

Existing screens, and storm sash, where provided, shall be in suitable condition to serve the intended purposes.

R807

INTERIOR WALL AND CEILING FINISH

All interior walls and ceilings of rooms and hallways shall provide (a) a suitable base for decorative finish, (b) a waterproof and hard surface in spaces subject to moisture, and (c) there shall not be noticeable surface irregularities or cracking. See paragraph R502-3 for additional consideration.

R808

FINISH FLOORS

R808-1

General

Finish floors shall be appropriate for the use of the space and provide reasonable durability and economy of maintenance.

R808-2 Kitchen and Bathroom Floors

Floors in kitchens and bathrooms should be of a durable, water-proof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or linoleum. Wood finish flooring for these rooms is not acceptable. \*

R808-3 Habitable Rooms (other than Kitchen)

Finish floors in habitable rooms should be wood flooring or a resilient tile or sheet material. Concrete as a finish floor should not be used. Carpeting over a suitable underlayment is also acceptable. \*

R808-4 Public Hallways and Entrance Spaces

R808-4.1 In hallways, wood, a resilient flooring or carpeting are appropriate finish flooring materials. Noise control should be considered in making selection. \*

R808-4.2 In public entrance spaces, ceramic tile, terrazzo or concrete are appropriate, in addition to floorings named under R808-4.1. A finish flooring that is resistant to water and dirt should be given special consideration in these locations. \*

R808-4.3 Carpeting of stairways is not recommended. \*

R809 PAINTING AND DECORATION

R809-1 Where needed, a protective and decorative finish coating shall provide, (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

R809-2 Where painted surfaces are in good condition and it is apparent that painting maintenance has taken place and the property is between such painting periods, and where the rehabilitation will not disturb that part of the building, painting and redecoration is not required.

R809-3 Appropriate cleaning of existing interior and exterior finish surfaces should be provided regardless of whether or not painting or other decoration work is done. \*

CHAPTER IX

MECHANICAL EQUIPMENT

R900 OBJECTIVE

To provide mechanical equipment for the building and its living units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R901 GENERAL

R901-1 See R202 Service and Facilities, for mechanical equipment. Also see R402-7 Ventilation of Utility Spaces.

R901-2 Provisions relating to mechanical equipment and wiring given in Chapter X of the MPS for One and Two Living Units, or Chapter IX of the MPS for Multifamily Housing, should be used as a guide in making determinations as to the suitability of existing equipment for continued use in the rehabilitated structure. \*

R902 MECHANICAL VENTILATION AND AIR CONDITIONING

R902-1 Where mechanical ventilation is required for Kitchens, Bathrooms or Toilet Compartments, the installation of new equipment shall be in accordance with paragraph 1002 of the MPS for One and Two Living Units, FHA No. 300.

R902-2 Exhaust air should not be circulated from one living unit to another, except where the air circulation system is already installed, and where it is considered this system will cause no adverse effect on the marketability of the property. \*

R902-3 Where summer air conditioning is to be included, whether a central system or packaged room or zonal air conditioners, follow the provisions of Section 1004, MPS for One and Two Living Units.

R903

HEATING

R903-1

(Each property shall be provided with a centralized heating facility, or appropriate and sufficient individual space heaters, capable of maintaining a temperature of at least 70 degrees F. when the outside temperature is 0° F. in all habitable rooms, bath and toilet rooms and hallways, within a living unit). All heating devices or equipment shall have an appropriate recognized approval for safety and performance, or shall be so determined by proper authority.

R903-2

No open-flame radiant type space heaters shall be permitted.

R903-3

Unvented, fuel burning, space heaters shall not be permitted.

R903-4

Appropriate clearance around all room or space heaters shall be provided, and the floor shall be protected in an acceptable manner.(1)

R903-5

Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed 18 feet, or through not more than one intervening door.

(1) For gas - NFPA Standard No. 54, 54A; for oil - Commercial Standard 101; for coal fired - Temporary Commercial Standard 3443.

R904

DOMESTIC WATER HEATING AND STORAGE

R904-1

Capacities

Each building, or living unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Living Units Served	Storage Capacity In Gallons	Heating Capacity Gal. per hr. 100° F. Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement by new equipment is needed, the water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity. \*

R904-2

Capacities - Tankless Type

Instantaneous water heaters rated in gallons per minute - 100° F. Rise shall be at least equivalent to the following:

1 Living Unit served	- 2.75 G.P.M.
2 " " "	- 5.00 G.P.M.
3 " " "	- 7.75 G.P.M.
4 " " "	- 10.00 G.P.M.
5 " " "	- 12.75 G.P.M.
6 " " "	- 15.00 G.P.M.
7 " " "	- 17.75 G.P.M.
8 " " "	- 20.00 G.P.M.
9 " " "	- 22.75 G.P.M.
10 " " "	- 25.00 G.P.M.
11 " " "	- 27.75 G.P.M.

R904-3 Prohibited Locations

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

R904-4 Venting

All fuel burning water heaters shall be connected to a vent leading to the exterior.

R905 PLUMBING

R905-1 General

The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R905-2 Required Fixtures

For required plumbing fixtures see paragraphs R401-6 to R401-8, Chapter IV.

R905-3 New Plumbing Work

Where changes or additions are made to existing plumbing, the provisions of Section 1006, MPS for One and Two Living Units shall be used as a guide.

R905-4 Condition of Existing Plumbing

Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R906 ELECTRICAL

R906-1 General

All habitable rooms and other appropriate spaces in each dwelling shall be provided with electric service by a system of wiring and equipment to safely supply electrical energy for proper illumination, and for the appropriate location and use of appliances or other equipment.

R906-2 Existing Wiring and Equipment

Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition, and installed so as not to be a potential source of electrical hazard, or ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Existing electrical facilities where considered inadequate shall be increased to fulfill the intent of paragraph R906-1.

R906-3 New Electrical Work

The provisions of Section 1007, Chapter X, of the MPS for One and Two Living Units, Section M907 of the MPR for Multi-family Housing, and appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation of electrical work in new construction. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits, as required to comply with the National Electrical Code.