City of Providence
STATE OF RHODE ISLAND

CHAPTER 2025-10

No. 142 **AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED "THE CITY OF PROVIDENCE ZONING ORDINANCE" APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE CERTAIN TEXT IN ARTICLES 2, 3, 4, 5, 11, 12, 13, 14, 15, 16, 17, 18, 19, AND 20, AND TO AMEND THE BASE AND OVERLAY ZONING MAPS**

Approved March 24, 2025

Be it ordained by the City of Providence:

Whereas, the City of Providence adopted a new Comprehensive Plan on November 22, 2024, and

Whereas, the Comprehensive Plan calls for certain changes to the Zoning Ordinance and Zoning Maps, and

Whereas, these proposed zoning changes affect a prevalence of property owners, apply to a wide range of properties in a variety of different ways, and/or do not single out specific properties for revision but, rather, include a mosaic of changes to conform the Zoning Ordinance to the newly adopted Comprehensive Plan and are therefore collectively a general change to the Zoning Ordinance as defined by the Rhode Island Zoning Enabling Act,

Now therefore, be it ordained,

SECTION 1: Chapter 27 of the Code of Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance," approved November 24, 2014, as amended, is hereby further amended by making the following changes:

ARTICLE 2. DEFINITIONS AND RULES OF MEASUREMENT

201 DEFINITION OF GENERAL TERMS

Household. One or more persons living together in a single dwelling unit, with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit. The term household unit is synonymous with the term dwelling unit for determining the number of such units allowed within any structure on any lot in a zoning district. An individual household shall consist of either of the following:

1. A family, which may also include servants and employees living with the family; or
2. A person or group of ~~not more than three~~ unrelated persons living together not to exceed three in a dwelling unit with three or fewer bedrooms and not to exceed five in a dwelling unit with more than three bedrooms.

202 RULES OF MEASUREMENT

F. Impervious Surface and Pervious Surface Coverage

2. Maximum impervious surface of a specific yard is calculated as the percentage of all impervious surface area of the total yard area. Yard area is defined in item O below. In the case of front yards only, the roofed area of a porch shall not be counted towards the impervious surface in that area of a lot.

L. Lot Line

A line of record, bounding a lot, which divides one lot from another lot or from a public or private street or any other public or private space and includes: (Figure 2-9)

1. A front lot line is the lot line separating a lot from a street right-of-way. The front lot line of a corner lot may be any one of the lot lines abutting a street. A front lot line for a through lot is one or both lot lines that abut a street. On a lot that does not abut a developed right-of-way, the front lot line shall be considered that lot line which is oriented towards the site access.

ARTICLE 3. ZONING DISTRICTS

300 DISTRICTS

In order to carry out the purpose and intent of this Ordinance, the City of Providence is divided into the following zoning districts:

A. Residential Districts

R-1A Residential District
R-1 Residential District
~~R-2 Residential District~~
R-3 Residential District
R-4 Residential District
R-P Residential Professional District

B. Commercial Districts

~~C-1 Neighborhood Commercial District~~
C-2 General Commercial District
C-3 Heavy Commercial District

H. Special Purpose Districts

~~CC Capital Center Special Development District~~
DD Downcity Overlay District
ES East Side I-195 Overlay District
HD Historic District Overlay District
Special Flood Hazard Areas
TOD Transit-Oriented Development Overlay District
I-3E Educational Institutional Overlay District
I-3H Healthcare Institutional Overlay District

ARTICLE 4. RESIDENTIAL DISTRICTS

400 PURPOSE STATEMENTS

~~C. R-2 Residential District~~

~~The R-2 Residential District is intended for areas of detached single-family and two-family, including semi-detached, residential development of moderate density. Limited non-residential uses, which are compatible with surrounding residential neighborhoods, may be allowed.~~

TABLE 4-1: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS
SF = Single-Family // 2F = Two-Family // 3F = Three-Family // RH = Rowhouse // MF = Multi-Family

	R-1A	R-1	~~R-2~~	R-3	R-4	RP
Bulk Standards						
Minimum Lot Area	Existing Lots: None New Subdivisions: 7,500sf	Existing Lots: None New Subdivisions: 5,000sf	~~Existing Lots: None~~ ~~New Subdivisions: 5,000sf~~	Existing Lots: None New Subdivisions: 5,000sf New Subdivisions, RH: 1,667sf	Existing Lots: None New Subdivisions: 3,500sf New Subdivisions, RH: 700sf	Existing Lots: None New Subdivisions: 5,000sf New Subdivisions, RH: 700sf
Minimum Lot Width	Existing Lots: None New Subdivisions 75' New Subdivision, RH: 37.5'	Existing Lots: None New Subdivisions: 50' New Subdivision, RH: 25'	~~Existing Lots: None~~ ~~New Subdivisions: 50'~~	Existing Lots: None New Subdivisions: 50' New Subdivision, RH: 12' interior units, 18' end units	Existing Lots: None New Subdivisions: 35' New Subdivision, RH: 12' interior units, 18' end units-	Existing Lots: None New Subdivisions: 50' New Subdivision, RH: 12' interior units, 18' end units-
Maximum Building Height	40', not to exceed 3 stories Lots of 2,500sf or less: 32', not to exceed 2 stories	40', not to exceed 3 stories Lots of 2,500sf or less: 32', not to exceed 2 stories	~~45', not to exceed 3 stories~~ ~~Lots of 2,500sf or less: 32', not to exceed 2 stories~~	45', not to exceed 3 stories Lots of 2,500sf or less: 32', not to exceed 2 stories RH: 45', not to exceed 3 stories	45' Lots of 2,500sf or less: 32', not to exceed 2 stories RH: 45'	45' Lots of 2,500sf or less: 32', not to exceed 2 stories RH: 45'
Maximum Building Coverage	35%	45%	~~45%~~	45%	SF, ~~SD,~~ 2F, 3F, RH: 45% MF, Non-Residential: 55%	SF, ~~SD,~~ 2F, 3F, RH: 45% MF, Non-Residential: 55%
Maximum Impervious Surface Coverage - Front Yard	33%	33%	~~33%~~	SF, 2F, 3F, MF, Non-Residential: 33% RH: 50% or 160sf, whichever is less	SF, 2F, 3F, MF, Non-Residential: 33% RH: 50% or 160sf, whichever is less	SF, 2F, 3F, MF, Non-Residential: 33% RH: 50% or 160sf, whichever is less
Maximum Impervious Surface Coverage - Rear Yard	50%	50%	~~50%~~	SF, 2F, 3F, MF, Non-Residential: 50% RH: 33%	SF, 2F, 3F, MF, Non-Residential: 50% RH: 33%	SF, 2F, 3F, MF, Non-Residential: 50% RH: 33%
Total Maximum	50%	65%	~~65%~~	65%	SF, ~~SD,~~ 2F, 3F, RH: 65%	65%

TABLE 4-1: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS SF = Single-Family // 2F = Two-Family // 3F = Three-Family // RH = Rowhouse // MF = Multi-Family						
	R-1A	R-1	~~R-2~~	R-3	R-4	RP
Impervious Surface Coverage					MF, Non-Residential: 70%	
Total Minimum Pervious Surface Coverage	1,000 sf	1,000 sf	~~1,000 sf~~	1,000 sf RH: 400 sf per unit	1,000 sf RH: 400 sf per unit	1,000 sf RH: 400 sf per unit
Setback Requirements						
Front Setback Zone	Sec. 402.B	Sec. 402.B	~~Sec. 402.B~~	Sec. 402.B	Sec. 402.B	Sec. 402.B
Minimum Interior Side and Minimum Corner Side Setback	Lot width less than 60': 6' Lot width 60' or more: 10'	Lot width less than 60': 6' Lot width 60' or more: 10'	~~Lot width less than 60': 6'~~ ~~Lot width 60' or more: 10'~~	Lot width less than 60': 6' Lot width 60' or more: 10'	6'	Lot width less than 60': 6' Lot width 60' or more: 10'
Minimum Rear Setback	30'	30'	~~30'~~	30' RH: 20'	30' RH:20'	30' RH:20'

ARTICLE 5. COMMERCIAL DISTRICTS

500 PURPOSE STATEMENTS

A. ~~C-1 Neighborhood Commercial District~~ Reserved.

~~The C-1 Neighborhood Commercial District is intended for areas of small to medium scale commercial use, typically located along urban corridors.~~

TABLE 5-1: COMMERCIAL DISTRICT DIMENSIONAL STANDARDS			
	~~C-1~~	C-2	C-3
Bulk Standards			
Minimum Lot Area	~~None~~	None	None
Minimum Building Height	~~16'~~	16'	None
Minimum First Story Height	~~9' Residential use~~ ~~11' Non-Residential use~~	9' Residential use 11' Non-Residential use	9' Residential use 11' Non-Residential use
Maximum Building Height	~~45', not to exceed 4 stories~~	50', not to exceed 4 stories	50', not to exceed 4 stories
Maximum Building Coverage	~~None~~	None	None
Total Maximum Impervious Surface Coverage	~~None~~	None	None
Minimum Setback Requirements			
Front Setback	~~Build-to zone of 0' to 5' see 503.A.6 for built to percentage requirement~~	Build-to zone of 0' to 5' - see 503.A.6 for built-to percentage requirement	None; unless multi-tenant retail center, then 503.B apply
Interior Side Setback	~~None; unless abutting residential district, then 5'~~	None; unless abutting residential district, then 10'	None; unless abutting residential district, then 10'
Corner Side Setback	~~Build-to zone of 0' to 5' see 503.A.6 for built to percentage requirement~~	Build-to zone of 0' to 5' - see 503.A.6 for built-to percentage requirement	None
Rear Setback	~~None, unless abutting residential district, then 10'~~	None, unless abutting residential district, then ~~20'~~10'	None, unless abutting residential district, then 20'

503 DESIGN STANDARDS

A. ~~C-1 and~~ C-2 District Design Standards

The following design standards apply to new and existing non-residential structures, including mixed-use development. Residential dwellings, except for multi-family and mixed-use development, are not subject to these standards, but rather the principal use standards for that particular dwelling type, as indicated in Section 1202.

7. Multi-Tenant Retail Centers

Multi-tenant retail centers in ~~C-1 and~~ C-2 Districts shall comply with the following additional design standards.

a. The site shall be designed so that there is safe pedestrian access to the center from the public right-of-way and safe pedestrian circulation within the development.

b. A cohesive character is required through the use of coordinated hardscape treatment (special paving materials, lighting, street furniture, etc.) and landscaping.

8. **Ground Floor Uses**

For a building that fronts on a Main Street in a ~~C-1 or~~ C-2 District, residential and parking uses are prohibited on the ground floor of the building within 20 feet of the Main Street. Lobbies and common spaces associated with residences are permitted within this area. This requirement shall be considered a design standard, and not a use regulation. The following streets are Main Streets: Atwells Ave, Broadway, Westminster St., Washington St., Cranston St., Elmwood Ave., Broad St., North Main St., South Main St., Wickenden St., Thayer St., Hope St., Wayland Ave., Branch Ave., Charles St., Brook St. between Cushing St. and Waterman St., Angel St. between Thayer St. and Brook St., Waterman St. between Thayer St. and Brook St., and Chalkstone Ave.

ARTICLE 11. SPECIAL PURPOSE DISTRICTS

1100 PURPOSE STATEMENTS
1101 ~~CC CAPITAL CENTER SPECIAL DEVELOPMENT DISTRICT~~ Reserved
1102 DD DOWNCITY OVERLAY DISTRICT
1103 ES EAST SIDE I-195 OVERLAY DISTRICT
1104 HD HISTORIC DISTRICT OVERLAY DISTRICT
1105 TOD TRANSIT-ORIENTED DEVELOPMENT OVERLAY DISTRICT
1106 I-3E EDUCATIONAL INSTITUTIONAL OVERLAY DISTRICT
1107 I-3H HEALTH CARE INSTITUTIONAL OVERLAY DISTRICT

1100 PURPOSE STATEMENTS

A. ~~CC Capital Center Special Development District~~ Reserved

~~The CC Capital Center Special Development District is established to govern in a coordinated manner the development of the Capital Center District in Downtown Providence, including implementation of special land use controls, proper urban planning, developmental tools, and implementation and administration of the Plan of Development.~~

1101 ~~CC CAPITAL CENTER SPECIAL DEVELOPMENT DISTRICT~~ Reserved

~~A. Application~~

~~The Capital Center Special Development District created in accordance with Section 2-361 through 365 of the Providence Code of Ordinances and state law is established to govern in a coordinated manner the development of the Capital Center District, including implementation of special land use controls, proper urban planning, developmental tools and implementation and administration of the Plan of Development which sets forth design and development criteria, regulations and enforcement procedures. Said Plan of Development is subject to those criteria, regulations and enforcement procedures as well as the provisions of this Ordinance.~~

~~B. Development Approval~~

~~Any property located in the D-1 District that is also located in the Capital Center Special Development District established in accordance with 2-361 through 365 of the Providence Code of Ordinances, shall comply with the regulations pertaining to uses, height, signs, landscaping, and parking. Properties in the Capital Center Special Development District shall be governed by the rules and regulations of the Capital Center Commission which it establishes from time to time pursuant to state law as well as the provisions of this Section. All development in the Capital Center Special Development District is subject to review by the Capital Center Commission following the process outlined in Article 19.~~

ARTICLE 12. USES

Table 12-1: USE MATRIX
Key: P = Permitted // S = Special Use

Use	R-1A	R-1	~~R-2~~	R-3	R-4	RP	~~C-1~~	C-2	C-3	D-1	W-2	W-3	M-1	M-2	M-MU	I-1	I-2	PS	OS	CD	Use Standard
Adult Use													P	P							Sec. 1202.A
Amusement/Entertainment/Sports Facility - Indoor							~~P~~	P	P	P	P		P		P		P	P	P		
Amusement/Entertainment/Sports Facility - Outdoor								~~P~~	P		P		P		P		P	P	P		
Animal Care Facility							~~P~~	P	P	S	P		P		P						Sec. 1202.B
Apartment Dormitory										P							P				
Art Gallery						P	~~P~~	P	P	P	P				P		P				
Arts Studio						P	~~P~~	P	P	P	P				P		P				
Automated Teller Machine - Standalone							~~P~~	P	P	P	P	P	P	P	P	P	P				Sec. 1202.C
Bar							~~S~~	P	P	P	P		P		P		P				~~Sec. 1202.D~~
Bed and Breakfast				S	S	P	~~P~~	P	P	P	P				S						Sec. 1202.E
Body Modification Establishment							~~P~~	P	P	P	P				P						
Broadcasting Facility TV/Radio - With Antennae									P				P		P		P				
Broadcasting Facility TV/Radio - Without Antennae							~~P~~	P	P	P	P		P		P		P				
Cannabis Retailer								S	P	P			P	P							Sec. 1202.JJ

Table 12-1: USE MATRIX
Key: P = Permitted // S = Special Use

Use	R-1A	R-1	~~R-2~~	R-3	R-4	RP	~~C-4~~	C-2	C-3	D-1	W-2	W-3	M-1	M-2	M-MU	I-1	I-2	PS	OS	CD	Use Standard
Car Wash									S				S								Sec. 1202.F
Cemetery																			P		
Community Center	P	P	~~P~~	P	P	P	~~P~~	P	P	P	P				P	P	P	P			
Community Residence – Type I	P	P	~~P~~	P	P	P	~~P~~	P	P	P	P				P	P	P				Sec. 1200.E & 1202.G
Community Residence – Type II	S	S	~~S~~	S	P	P	~~P~~	P	P	P	P				P	P	P				Sec. 1202.G
Conservation Area	P	P	~~P~~	P	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P	P	P	P	
Contractor Storage Yard									S			P	P	P							Sec. 1202.H
Country Club																		P	P		
Cultural Facility	P	P	~~P~~	P	P	P	~~P~~	P	P	P	P				P	P	P	P	P		
Day Care - Day Care Center, up to 8 people receiving day care	P	P	~~P~~	P	P	P	~~P~~	P	P	P	P		P		P						Sec. 1202.I
Day Care - Day Care Center, 9 to 12 people receiving day care	S	S	~~S~~	S	S	S	~~P~~	P	P	P	P		S		P	P	P				Sec. 1202.I
Day Care - Day Care Center, more than 12 people receiving day care						S	~~P~~	P	P	P	P		P		P	P	P				Sec. 1202.I
Day Care - Family Day Care Home	P	P	~~P~~	P	P	P	~~P~~	P	P	P	P				P	P	P				Sec. 1200.E & 1202.I
Drive-Through Facility								S	P				S	S	S						Sec. 1202.J
~~Dwelling - Accessory Dwelling Unit~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~									~~P~~	~~P~~	~~P~~				~~Sec. 1200.E~~
Dwelling – Adaptive Reuse	P	P	~~P~~	P	P	P	~~P~~	P	P	P	P				P	P	P				Sec. 1202.K & 1202.L
Dwelling - Multi-Family	S	S		S	P	P	~~P~~	P	P	P	P				P	P	P				Sec. 1202.K
Dwelling – Rowhouse	P	P		P	P	P	~~P~~	P	P	P	P				P	P	P				Sec. 1202.K
~~Dwelling - Semi-Detached~~			~~P~~	~~P~~	~~P~~	~~P~~										~~P~~	~~P~~				~~Sec. 1202.L~~
Dwelling - Single-Family	P	P	~~P~~	P	P	P				P						P	P				Sec. 1202.L
Dwelling - Three Family	S	S		P	P	P	~~P~~	P	P	P	P				P		P				Sec. 1202.L
Dwelling - Two-Family	S	S	~~P~~	P	P	P	~~P~~	P	P	P					P		P				Sec. 1202.L
Educational Facility - Primary or Secondary	P	P	~~P~~	P	P	P	~~P~~	P	P	P	P				P		P	P			Sec. 1202.M
Educational Facility - University or College							~~S~~	S	S	S					S		P				Sec. 1202.N
Educational Facility - Vocational							~~P~~	P	P	P	P	P	P	P	P						
Electric Vehicle Charging Station (Principal Use)								S	P		S	P	P	P	S		S				Sec. 1202.O
Financial Institution/Bank							~~P~~	P	P	P	P		P		P						
Fraternity/Sorority																	P				
Freight Terminal												P	P	P							
Funeral Home								S	S												Sec. 1202.GG
Gas Station								S	P		S	P	P	P	S						Sec. 1202.P
Golf Course/Driving Range																		P	P		
Government Office							~~P~~	P	P	P	P	P	P	P	P			P	P		
Greenhouse/Nursery - Retail								P	P				P		P						
Group Quarters							~~P~~	P	P	P	P				P						
Healthcare Institution							~~S~~	S	P	S			P		P	P					Sec. 1202.N
Heavy Retail, Rental and Service									P				P	P	P						
Helipad												S	S	S		S	S	S	S		Sec. 1202.HH
Heliport												S	S	S		S					Sec. 1202.HH
Hotel/Motel							~~P~~	P	P	P	P				P	P	P				
Hybrid Cannabis Retailer/Cannabis Cultivator									S				P								Sec. 1202.EE
Industrial - Artisan								P	P	P	P	P	P	P	P						
Industrial - General												P	P	P	P						
Industrial - Light									P			P	P	P	P						
Industrial Design							~~P~~	P	P	P	P	P	P	P	P						
Live Entertainment - Ancillary Use									S	S	S		P		P		P				Sec. 1202.Q
Live Performance Venue									S	S			S		S						Sec. 1202.Q
Lodge/Meeting Hall	S	S	~~S~~	S	S	P	~~P~~	P	P	P	P		P		P						Sec. 1202.R
Marina - Commercial											P	P	P	P				P	P		
Marina - Recreational											P		P		P			P	P		
Materials Processing												P	P	P							Sec. 1304 & 1202.S
Medical/Dental Office						P	~~P~~	P	P	P	P		P		P	P	P				
Micro-Brewery/Distillery/Winery								P	P	P	P		P		P						
Movie Studio									P	P			P		P						
Neighborhood Commercial Establishment			~~S~~	S	S	P															Sec. 1202.T

Table 12-1: USE MATRIX Key: P = Permitted // S = Special Use																					
Use	**R-1A**	**R-1**	**R-2**	**R-3**	**R-4**	**RP**	**C-1**	**C-2**	**C-3**	**D-1**	**W-2**	**W-3**	**M-1**	**M-2**	**M-MU**	**I-1**	**I-2**	**PS**	**OS**	**CD**	**Use Standard**
Nightclub									S	S			S		S						Sec. 1202.Q
Office						P	P	P	P	P	P	P	P		P	P	P	P			
Outdoor Dining				S	S	S	P	P	P	P	P		P		P	P	P				Sec. 1202.U
Outdoor Market							P	P	P	P	P				P						
Park/Playground	P	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P		
Parking Lot (Principal Use)					S	S	S	S	S		S	S	S	S	S	P	P	S			Sec. 1202.V
Parking Structure (Principal Use)							S	P	P	P	P	P	P		P	P	P	P	P		Sec. 1202.V
Passenger Terminal								S	P	P	P	P	P	P	P						
Personal Service Establishment						P	P	P	P	P	P	P	P		P	P	P				
Place of Worship	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P			
Plant Agriculture	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P		Sec. 1200.E & 1202.W
Power Plant									S		P		P			S	S				Sec. 1202.FF
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Public Works Facility							P	P			P	P	P	P	P			P			
Reception Facility							P	P	P	P					P						
Rehabilitation Center							S	S	P	S		P			P	S					Sec. 1202.X
Research and Development							P	P	P	P	P	P	P	P	P	P	P				
Residential Care Facility					S		P	P	P	P					S	P					Sec. 1202.X
Restaurant - 3,500sf or less GFA							P	P	P	P	P	P	P	P	P	P	P				
Restaurant - more than 3,500sf GFA							P	P	P	P	P		P		P	P	P				
Retail Goods Establishment - 3,500sf or less GFA							P	P	P	P	P	P	P	P	P	P	P				
Retail Goods Establishment - More than 3,500sf GFA							P	P	P	P	P	P	P		P	P	P				
Retail Sales of Alcohol								P	P	P	P		P		P						
Ship and Boat Building/Repair											P	P	P	P	P						
Social Equity/Workers' Cooperative Licensed Cannabis Retailer								P	P	P			P	P							Sec. 1202.KK
Solar Energy System (Principal Use)											P	P	P	P	P						Sec. 1202.Y
Specialty Food Service							P	P	P	P	P		P	P	P						
Storage Yard - Outdoor												P	P	P							Sec. 1202.H
Tank Farm												P		P							Sec. 1202.Z
Transitional Shelter					S			S	S	S			S								Sec. 1202.II
Utility	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	S	S		Sec. 1202.FF
Vehicle ~~Dealership~~/Repair/Service								S	P				P	P	P						Sec. 1202.AA
Vehicle Operation Facility									P				P	P							Sec. 1202.BB
Vehicle Dealership/Rental								S	P	S	P		P	P	P						Sec. 1202.AA
Warehouse									P		P	P	P	P	P						
Waste Facility												P		P							
Wholesale Establishment - Fully Enclosed									P		P	P	P	P	P						
Wind Energy System (Principal Use)											S	P	P	P			S				Sec. 1202.CC
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	S	S	S		Sec. 1202.DD
TEMPORARY USE																					
Farmers Market	P	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P		Sec. 1203.A
Temporary Contractor's Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				Sec. 1203.B
Temporary Emergency Housing	P	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P		
Temporary Mobile and Manufactured Homes	P	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P		Sec. 1200.E
Temporary Mobile Food Sales						P	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 1203.C
Temporary Outdoor Entertainment	P	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P		Sec. 1203.D
Temporary Outdoor Sales							P	P	P	P	P		P		P	P	P	P	P		Sec. 1203.E
Temporary Outdoor Storage Container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				Sec. 1203.F

1202 PRINCIPAL USE STANDARDS

D. ~~Bar~~Reserved

~~1. When a bar is a special use, the following elements of operation shall be considered:~~

~~a. Days and hours of operation.~~

~~b. The size of the establishment.~~

~~c. Maximum occupancy loads.~~

~~d. Exterior lighting design.~~

~~2. If outdoor seating is part of the establishment, a site plan shall be submitted indicating the total floor area of outdoor seating, and the general location of seats, tables, and other furniture proposed for outdoor seating.~~

J. Drive-Through Facility

2. All drive-through lanes shall be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets. Drive-through lanes on corner lots shall not route exiting traffic into adjacent residential neighborhoods. All applications for special use permit for a drive-through facility shall provide a study by a traffic engineer indicating the impacts of traffic generation predicted from the proposed project. To approve an application, the Zoning Board of Review shall find that there is no significant adverse impact on vehicular, bicycle, and pedestrian traffic conditions due to the drive-through facility.

K. Dwelling: Multi-Family or Rowhouse

6. A dwelling unit in a multi-family dwelling or rowhouse dwelling may be used as a short-term rental, subject to the following standards:

   a. Properties used as short-term rentals in the R-1A, R-1, ~~R-2, and~~ R-3, and R-4 zoning districts must be owner-occupied.

8. At least 500 sf of lot area per dwelling unit are required for multifamily dwellings in the RP and R-4 districts.

9. Multifamily dwellings in the R-1A, R-1, and R-3 districts shall be permitted by special use permit under the following conditions and calculations:

   a. The lot shall meet or exceed the minimum lot area for new subdivisions.

   b. R-1A: For lots of 15,000 sf or more, one dwelling unit is permitted for every 7,500 sf of lot area, with one further dwelling unit permitted if the principal structure is preserved in its entirety. Principal structures must exist as of January 1, 2025.

   R-1: For lots of 10,000 sf or more, one dwelling unit is permitted for every 5,000 sf of lot area, with one further dwelling unit permitted if the principal structure is preserved in its entirety. Principal structures must exist as of January 1, 2025.

   R-3: For lots of 5,000 sf or more, one dwelling unit is permitted for every 1,667 sf of lot area.

   c. In the R-3 zone, where at least 20 percent of the housing units are deed restricted as affordable to households earning less than or equal to 80 percent of area median income, there shall be at least 1,000 sf of lot area per dwelling unit.

   d. Multifamily dwellings in the R-1A, R-1, and R-3 zones shall not exceed three stories.

   e. On lots of 20,000 sf or more, in order to preserve natural or built features of the site, the Zoning Board of Review may permit multiple principal structures on a lot and may adjust required setbacks. The resulting collection of structures and units shall be considered a multifamily dwelling.

   f. Short-term rentals shall be prohibited as a condition of the special use permit.

   g. In the R-1A and R-1 districts, the property shall not be occupied by more than three college students as a condition of the special use permit.

10. Rowhouses are subject to the following conditions and calculations:

   a. A rowhouse shall be designed so that each unit has a separate street-facing exterior entrance and direct ground level access to the front yard.

   b. A lot containing a rowhouse dwelling unit shall have frontage along a developed public right-of-way.

   c. For each rowhouse dwelling unit, there shall be the following amount of lot area:
   R-1A: 7,500 sf
   R-1: 5,000 sf
   R-3: 1,667 sf
   R-4 and RP: 700 sf

   d. In the R-3 zone, where at least 20 percent of the housing units are deed restricted as affordable to households earning less than or equal to 80 percent of area median income, there shall be at least 1,000 sf of lot area per dwelling unit.

e. Rowhouse dwellings in the R-1A, R-1, and R-3 zones shall not exceed three stories. Rowhouse dwellings in the R-4 zone shall not exceed four stories.

f. Subdivision into lots for individual rowhouse dwelling units shall not be completed until the rowhouse dwellings are constructed.

L. Dwelling: Single-Family, Two-Family, or Three-Family~~, or Semi-Detached~~

6. A dwelling unit in a single-family, two-family, three family, or semi-detached dwelling may be used as a short-term rental, subject to the following standards.

   a. Properties used as short-term rentals in the R-1A, R-1, ~~R-2, and~~ R-3, and R-4 zoning districts must be owner-occupied.

8. Two- and three-family dwellings in the R-1A and R-1 districts shall be permitted by special use permit under the following conditions and calculations:

   a. The lot shall meet or exceed the minimum lot area for new subdivisions.

   b. R-1A: For lots of 15,000 sf or more, one dwelling unit is permitted for every 7,500 sf of lot area, with one further dwelling unit permitted if the principal structure is preserved in its entirety. Principal structures must exist as of January 1, 2024.

   R-1: For lots of 10,000 sf or more, one dwelling unit is permitted for every 5,000 sf of lot area, with one further dwelling unit permitted if the principal structure is preserved in its entirety. Principal structures must exist as of January 1, 2024.

   c. In the R-1A and R-1 districts, the property shall not be occupied by more than three college students as a condition of the special use permit.

T. Neighborhood Commercial Establishment

6. Signs are limited to those allowed in the ~~C-1~~ C-2 District.

BB. Vehicle Operation Facility

~~2. Outdoor storage is allowed by special use only.~~

CC. Wind Energy System (Principal Use)

2. All wind turbines shall be newly manufactured as of the date of installation. ~~Experimental/prototype wind turbines may be approved as a special use.~~

DD. Wireless Telecommunications

6. Specific Standards for Wireless Telecommunications Antennas

Wireless telecommunications antennas are a special use in all districts, unless they are stealth design in which case they are considered a permitted use. Stealth design for wireless antennas is encouraged. All applications for wireless telecommunications antennas shall include all information required by this section. In addition to the standards of this section for wireless telecommunications antennas, stealth design shall comply with the following regulations:

a. To qualify as a stealth design, wireless telecommunications antennas shall be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.

b. Wireless telecommunication antennas shall be mounted at least 40 feet above grade, as measured from grade to the base of the antenna, to qualify as stealth design, in addition to meeting the other requirements of this section. ~~Wireless telecommunication antennas mounted lower than 40 feet are considered a special use.~~

c. Antennas shall be located on or in structures already permitted within zoning districts, such as water towers, clock towers, streetlights, penthouses, parapet walls, and steeples, and shall be designed to blend in with the structure. Antennas that co-locate on existing wireless telecommunications towers are also considered stealth design.

d. No antenna may increase the overall height of any structure on which it is mounted by more than five feet. ~~If an antenna exceeds the overall height of any building or structure, it is considered a special use.~~

1204 USE DEFINITIONS

Dwelling - Rowhouse. A structure consisting of ~~three~~ two or more dwelling units, configured in a manner such that the dwelling units are ~~stacked~~ aligned horizontally and separated by a party wall, and where the dwelling units ~~may~~are ~~be~~ separated by lot lines at the party wall. A rowhouse is ~~typically~~ designed so that each unit has a separate street-facing exterior entrance and direct ground level access to the ~~outdoors~~front yard. A rowhouse dwelling does not include a multi-family dwelling.

~~**Dwelling - Semi-Detached.** A structure used for residential occupancy that that contains two dwelling units attached by a party wall at the lot line but located on separate lots.~~

Vehicle ~~Dealership~~/Repair/Service. An establishment that that provides services and repairs to motor vehicles, motorcycles, and other recreational vehicles~~, or sells or leases new or used automobiles and recreational vehicles. A vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location.~~ Vehicle repair/service~~/dealership~~ does not include ~~sales, rental, or~~ repair of heavy equipment, which is considered part of heavy retail, rental, and service.

Vehicle Dealership/Rental. An establishment that sells or leases new or used automobiles and recreational vehicles, or rents automobiles and vans, including incidental parking and servicing of ~~rental~~ vehicles. A ~~motor~~ vehicle dealership/rental establishment may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles ~~sold or leased~~owned by the ~~dealership~~establishment. Vehicle dealership/rental does not include truck rental establishments or rental of heavy equipment, which is considered part of heavy retail, rental, and service.

ARTICLE 13. SITE DEVELOPMENT

1300 GENERAL REQUIREMENTS

A. Number of Structures on a Lot

In the R-1A, R-1, ~~R-2,~~ R-3, and R-P Districts there shall be no more than one principal building per lot. This does not include permitted accessory structures. In all other districts, more than one principal building is permitted on a lot, provided that each complies with all bulk and yard requirements of a district as though it were a principal building on an individual lot.

1301 EXTERIOR LIGHTING

D. Luminaire Standards

All luminaires shall be designed as cut off luminaires. Cut off luminaires are those with a cut off angle of 75 degrees or less. Cut off luminaires are subject to the following standards.

1. The maximum total height of a cut off luminaire, either freestanding or attached to a structure, shall be 25 feet. ~~Any luminaire greater than 25 feet in total height requires special use approval.~~ (Figure 13-1)

E. Exceptions to Lighting Standards

3. Because of their unique requirements for nighttime visibility and limited hours of operation, outdoor recreational facilities (public or private) such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, golf driving ranges, show areas, and other similar uses are exempt from the requirements of this section. Recreational facilities are permitted a total luminaire height of 60 feet in any district. ~~Luminaires greater than 60 feet in total height require special use approval. In lieu of special use approval, u~~University or college educational facilities may erect luminaires not to exceed 90 feet when approved through an Institutional Master Plan and accompanied by a lighting plan.

1302 ACCESSORY STRUCTURES AND USES

A. General Regulations for Accessory Structures

7. Accessory structures permitted in rear, interior, or corner side yards shall be at least three feet from any lot line, unless otherwise permitted or restricted by this Ordinance.

B. Amateur (HAM) Radio Equipment

1. Towers that solely support amateur (HAM) radio equipment and conform to all applicable performance criteria as set forth in Section 1304 are permitted only in the rear yard, and shall be located ten feet from any lot line and any principal building. Towers are limited to the maximum building height of the applicable district plus an additional ten feet~~, unless a taller tower is technically necessary to engage successfully in amateur radio communications and obtains a special use approval as required by this section~~.

2. Antennas may also be building-mounted and are limited to a maximum height of ten feet above the structure~~, unless a taller antenna is technically necessary to engage successfully in amateur radio communications and special use approval is obtained~~.

3. Every effort shall be made to install towers or antennas in locations that are not readily visible from adjacent residential lots or from the public right-of-way, excluding alleys.

~~4. An antenna or tower that is proposed to exceed the height limitations is a special use. The operator shall provide evidence that a taller tower and/or antenna is technically necessary to engage successfully in amateur radio communications. In addition, the applicant shall provide evidence that the tower and/or antenna will not prove a hazard and that it conforms to all applicable performance criteria of Section 1304. As part of the application, the applicant shall submit a site plan showing~~

~~the proposed location of the tower or antenna, as well as its relation to the principal building and accessory structures.~~

~~5~~4. Any antennas and/or towers owned and operated by the City are exempt from these requirements.

I. Fences and Walls

4. Walls

a. A wall shall not exceed 12 inches in width, unless it is used to retain grade and the width is not visible above any adjacent finished grade. No wall within 5 feet of a front lot line shall exceed 36 inches in height. All other walls are limited to 6 feet in height. (Figure 13-3)

b. No wall shall be constructed of unfinished building materials, including but not limited to, poured concrete, or concrete blocks unless the wall is properly capped and finished on both faces. In residential zones, masonry units for walls shall be no larger than 18 inches in width and 8 inches in height.

N. Refuse and Recycling Container

The following standards do not apply to properties that use city-issued wheeled trash and recycling containers.

1. ~~Refuse and recycling container regulations apply only to multi-family dwellings and non-residential uses.~~ Refuse and recycling containers are prohibited in the front yard.

Q. Solar Energy System (Accessory Use)

2. Building-Mounted System

c. On flat roofed buildings in R-1A, R-1, ~~R-2,~~ R-3, and R-P districts, the solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings in all other districts, the solar panel system is limited to fifteen feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.

S. Wind Energy System (Accessory Use)

Accessory wind energy systems are subject to the following requirements:

2. Wind turbines are subject to the following height restrictions:

a. The maximum height of any ground-mounted wind turbine is the maximum height allowed in the district. ~~A taller height is allowed by special use permit~~.

Table 13-2: Permitted Encroachments into Required Setbacks
Y= Permitted // N= Prohibited

	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Porch - Unenclosed *6' into front, interior side, or corner side setback* *8' into rear setback* ~~*4' from all lot lines*~~	Y	Y	Y	Y

ARTICLE 14. OFF-STREET PARKING AND LOADING

TABLE 14-1: OFF-STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS

USE	MINIMUM REQUIRED VEHICLE SPACES	MINIMUM REQUIRED BICYCLE SPACES	
		REQUIRED TOTAL BICYCLE SPACES	PERCENTAGE OF REQUIRED BICYCLE SPACES THAT SHALL BE LONG-TERM SPACES
Place of Worship	R-1, ~~R-2,~~ & R-3 Districts: 1 per 5 seats Other Districts: 1 per 8 seats	1 per 5,000sf GFA	25%

1407 DRIVEWAY DESIGN

B. Curb Cuts

1. Curb cuts shall be required to provide access to parking areas from the public right of way. All curb cuts require approval of the Department of Public Works and the Traffic Engineer.

2. Single-family, two-family, ~~semi-detached~~ and three-family dwellings are limited to one curb cut. Each dwelling unit in a rowhouse dwelling is permitted no more than one curb cut. ~~However, lots of~~

~~50 feet or more in width may have two curb cuts to create a circular drive with approval of a special use permit.~~

~~3. Lots in the RP District are limited to one curb cut.~~

~~4~~3. ~~Lots or uses in all other districts are limited to one curb cut per street frontage plus one additional curb cut every 200 feet after the initial 200 feet.~~ All other uses are limited to one curb cut per street frontage. Additional curb cuts are permitted on a street frontage as long as there is at least 100 feet of street frontage for each curb cut.

ARTICLE 15. TREES AND LANDSCAPING

1500 LANDSCAPING REQUIRED

A. Development activity that meets any of the criteria described below triggers conformance with this Article:

3. Full conformance is required when new principal buildings are constructed in the R-1A, R-1, ~~R-2,~~ R-3, and RP Districts.

1501 LANDSCAPE PLAN

A. Content of Landscape Plan

6. The location, size, and material of retaining methods required to prevent erosion of landscaping material in permeable areas onto adjacent properties or rights of way.

1503 ON-SITE LANDSCAPING AND REQUIRED TREES

B. Significant Tree Preservation

1. A significant tree is any tree that measures 32 inches or more in diameter at four and one-half feet above the ground. No significant tree may be removed without the permission of the City Forester. Removal of a significant tree without City Forester approval is a violation of this ordinance.

2. Any person wishing to remove a significant tree shall file a request with the City Forester. In order to grant permission to remove a significant tree, the City Forester shall make one or more of the following findings within 30 days of receipt of the request:

   a. The tree is in poor health or diseased with an expected life span less than two years.

   b. The removal of the tree is unavoidable because the tree poses a danger to property or human health, safety, and welfare.

   c. The tree prevents the property owner from developing the property in conformance with this ordinance, and there are no alternatives to removal of the tree. In this case, the City Forester shall not approve removal of the tree until a permit for new construction has been approved.

3. When a significant tree is removed with City Forester approval under 2.a or b above, the property owner shall plant at least one large tree to replace it on the same property or in a location to be determined by the City Forester. When a significant tree is removed with City Forester approval under 2.c above or without City Forester approval, the property owner shall plant at least three large trees to replace it on the same property or in a location to be determined by the City Forester. ~~Any person who removes a significant tree without prior permission from the City Forester or causes the death of a significant tree through negligent construction practices or other means, as determined by the City Forester, is subject to a one-time fine equivalent to the value of the tree. The tree value is established using the Trunk Formula Method set forth in the latest edition of "Guide for Plant Appraisal," authored by the Council of Tree and Landscape Appraisers, or the maximum fine allowed by Rhode Island General Laws, whichever is greater. Fines will be held by the Parks Department for forestry-related uses as determined by the City Forester.~~

~~1505 INTERIOR PARKING LOT LANDSCAPING~~

All parking lots consisting of 20,000 ~~gross~~ square feet or more require interior parking lot landscaping as described in this section. When the calculation of interior parking lot landscaping requirements results in a fraction, said fraction is rounded up. (Figure 15-2)

ARTICLE 16. SIGNS

1601 PERMITS AND APPROVALS REQUIRED

D. All signs, including window signs, in the D-1 District are subject to approval by the Downtown Design Review Committee~~,~~ or I-195 Redevelopment District Commission~~, or Capital Center Commission~~, as applicable. The Downtown Design Review Committee and the I-195 Redevelopment District Commission may grant a waiver to sign regulations as part of their review and approval, which includes permissions for moving or animated signs.

TABLE 16-1: FREESTANDING SIGN REGULATIONS			
District	Additional Controls	Maximum Sign Area Per Sign	Maximum Sign Height
R-1A	Permitted for institutional uses only	16sf	6'
R-1	Permitted for institutional uses only	16sf	6'
~~R-2~~	~~Permitted for institutional uses only~~	~~16sf~~	~~6'~~

TABLE 16-2: PROJECTING SIGN REGULATIONS	
District	Maximum Sign Area Per Sign
R-1A	Prohibited
R-1	Prohibited
~~R-2~~	~~Prohibited~~

ARTICLE 17. ORDINANCE ADMINISTRATORS

1700 DESIGNEES
1701 CITY COUNCIL
1702 CITY PLAN COMMISSION
1703 ZONING BOARD OF REVIEW
1704 DOWNTOWN DESIGN REVIEW COMMITTEE
1705 I-195 REDEVELOPMENT DISTRICT COMMISSION
~~1706 CAPITAL CENTER COMMISSION~~
1707 HISTORIC DISTRICT COMMISSION
1708 ADMINISTRATIVE OFFICERS
1709 DIRECTOR OF THE DEPARTMENT OF INSPECTION AND STANDARDS
1710 DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS
1711 CITY FORESTER
1712 CITY CLERK
1713 DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT
1714 ZONING BOARD OF REVIEW ORGANIZATION AND PROCEDURES
1715 DOWNTOWN DESIGN REVIEW COMMITTEE ORGANIZATION AND PROCEDURES
1716 I-195 REDEVELOPMENT DISTRICT COMMISSION ORGANIZATION AND PROCEDURES
~~1717 CAPITAL CENTER COMMISSION ORGANIZATION AND PROCEDURES~~
1718 HISTORIC DISTRICT COMMISSION ORGANIZATION AND PROCEDURES
1719 ADMINISTRATIVE OFFICERS APPOINTMENT AND PROCEDURES

1706 ~~CAPITAL CENTER COMMISSION~~ Reserved

~~The organization and procedures of the Capital Center Commission are delineated in Section 1717 below. The Capital Center Commission has the following powers, pursuant to this Ordinance:~~

~~A. To make final decisions on Capital Center Special Development District review applications.~~

~~When the Capital Center Commission dissolves, the Downtown Design Review Committee and its staff assume jurisdiction over the area of applicability.~~

1717 ~~CAPITAL CENTER COMMISSION ORGANIZATION AND PROCEDURES~~ Reserved

~~The Capital Center Commission is established in accordance in accordance with 2-361 through 365 of the Providence Code of Ordinances. Properties in the Capital Center Special Development District are governed by the rules and regulations of the Capital Center Commission, which it establishes from time to time pursuant to state law as well as this Ordinance.~~

ARTICLE 18. APPLICATION AND NOTICE PROCEDURES

1800 APPLICATION

A. Filing of Applications

1. All applications shall be filed with the appropriate official as described in Table 18-1: Filing of Applications:

TABLE 18-1: FILING OF APPLICATIONS	
APPLICATION	OFFICIAL OR HIS/HER DESIGNEE
Zoning Text and Map Amendment	City Clerk
Special Use	Zoning Board of Review Secretary
Variance	Zoning Board of Review Secretary
Administrative Modification	Director of Department of Inspection and Standards
Land Development Project	Director of Department of Planning and Development
Administrative Development Plan Review	Director of Department of Planning and Development
City Plan Commission Formal Development Plan Review	Director of Department of Planning and Development
D-1 District Formal and Administrative Development Plan Review	Director of Department of Planning and Development
I-195 Redevelopment Commission Development Plan Review	I-195 Redevelopment District Commission Staff
~~Capital Center Special Development District Review~~	~~Capital Center Commission Staff~~
Institutional Master Plan Formal Development Plan Review	Director of Department of Planning and Development
Certificate of Appropriateness	Director of Department of Planning and Development

Temporary Use Permit	Director of Department of Inspection and Standards
Zoning Interpretation	Director of Department of Inspection and Standards
Public Right-of-Way Encroachment Permit	Director of Department of Public Works
Building Permit	Director of Department of Inspection and Standards
Zoning Certificate	Director of Department of Inspection and Standards
Certificate Of Occupancy	Director of Department of Inspection and Standards
Zoning Appeals	Zoning Board of Review Secretary

B. Pre-Application Conference

Prior to formal submittal of an application, the applicant may request a pre-application conference with the Department of Planning and Development and/or applicable review body or official. The purpose of the pre-application conference, which does not require a formal application or fees, is to provide informal advice and assistance to the applicant. Any opinions or advice provided are not binding with respect to any official action that may be taken on the application. This process is required for all land development projects and development plan review pursuant to Rhode Island General Laws §45-23. This process is also required for all petitions for changes to the zoning ordinance or maps.

1801 NOTICE

F. ~~Capital Center Commission Notice~~ Reserved

~~Notice of regular meetings and public hearings of the Capital Center Commission and its subcommittees shall be held pursuant to the procedures adopted by the Capital Center Commission.~~

ARTICLE 19. ZONING APPLICATIONS AND APPROVALS

1900 ZONING TEXT AND MAP AMENDMENT
1901 SPECIAL USE PERMIT
1902 VARIANCE
1903 ADMINISTRATIVE MODIFICATION
1904 LAND DEVELOPMENT PROJECT
1905 ADMINISTRATIVE DEVELOPMENT PLAN REVIEW
1906 CITY PLAN COMMISSION FORMAL DEVELOPMENT PLAN REVIEW
1907 D-1 DISTRICT FORMAL AND ADMINISTRATIVE DEVELOPMENT PLAN REVIEW
1908 ES OVERLAY DISTRICT FORMAL DEVELOPMENT PLAN REVIEW
1909 ~~CAPITAL CENTER SPECIAL DEVELOPMENT DISTRICT REVIEW~~Reserved
1910 INSTITUTIONAL MASTER PLAN FORMAL DEVELOPMENT PLAN REVIEW
1911 CERTIFICATE OF APPROPRIATENESS
1912 TEMPORARY USE PERMIT
1913 ZONING INTERPRETATION
1914 PUBLIC RIGHT-OF-WAY ENCROACHMENT PERMIT
1915 BUILDING PERMIT
1916 ZONING CERTIFICATE
1917 CERTIFICATE OF OCCUPANCY
1918 APPEALS

1904 LAND DEVELOPMENT PROJECT

C. Applicability

2. The following types of development that may meet the above thresholds are not considered land development projects:

a. Any development in an institutional district that is part of an institutional master plan.

b. Any development subject to review by the Downtown Design Review Committee~~,~~or the I-195 Redevelopment District Commission~~, or the Capital Center Commission~~.

c. Primary and secondary educational facilities in residential zones.

1905 ADMINISTRATIVE DEVELOPMENT PLAN REVIEW

C. Applicability

2. The following types of development are not subject to administrative development plan review:

a. Any development that requires land development project review or development plan review by the City Plan Commission.

b. Any development in an institutional district that is part of an institutional master plan.

c. Any development subject to review by the Downtown Design Review Committee, the I-195 Redevelopment District Commission, or the Historic District Commission~~, or the Capital Center Commission~~.

1907 D-1 DISTRICT FORMAL AND ADMINISTRATIVE DEVELOPMENT PLAN REVIEW

C. Applicability

3. This section does not apply to improvements to properties located in ~~the Capital Center Special Development District,~~ the I-195 Redevelopment District, a Historic District, or the Industrial and Commercial Buildings District.

E. Waivers

2. Downtown District Demolition Waivers

a. Purpose

In order to preserve the urban fabric of the D-1 District, no building may be demolished, in whole or in part, until the Downtown Design Review Committee ~~or the Capital Center Commission, as applicable,~~ has granted a waiver to demolish the building and has approved plans for new construction. The review process for demolition waivers is contained in the development review regulations adopted by the City Plan Commission.

1909 ~~CAPITAL CENTER SPECIAL DEVELOPMENT DISTRICT REVIEW~~ Reserved

~~A. Purpose~~

~~The Capital Center Special Development District created in accordance with Section 2-361 through 365 of the Providence Code of Ordinances and state law is established to govern in a coordinated manner the development of the Capital Center District, including implementation of special land use controls, proper urban planning, developmental tools and implementation and administration of the Plan of Development that sets forth design and development criteria, regulations and enforcement procedures. The Plan of Development is subject to those criteria, regulations and enforcement procedures as well as the provisions of this Ordinance.~~

~~B. Authority~~

~~The Capital Center Commission, created in accordance with Section 2-364 of the Providence Code of Ordinances, is established to carry out the purpose of the Capital Center Special Development District. In addition to the design review process established by the Capital Center Commission pursuant to state statute, all development in the Capital Center Special Development District shall be reviewed to determine its conformance to the provisions of this section.~~

~~C. Applicability~~

~~In addition to those powers granted to the Capital Center Commission pursuant to Title 45, Chapter 24.4 of the Rhode Island General Laws, the Capital Center Commission has the ability to regulate development in the Capital Center Special Development District. The Capital Center Commission is authorized to regulate all improvements on public and private land in the Capital Center Special Development District, including the construction, reconstruction, alteration, repair, demolition, removal, rehabilitation of the exterior of new and existing buildings and appurtenances pursuant to the authority granted under this section and in a manner not otherwise inconsistent with the provisions of this Ordinance.~~

~~D. Plan of Development~~

~~In accordance with Section 2-364 of the Providence Code of Ordinances, the Capital Center Commission shall adopt a Plan of Development to regulate the type of development, use, height, setback, size, design, and parking in the Capital Center Special Development District. The provisions of this Ordinance are minimum standards for the Plan of Development. The Plan of Development may contain a parking plan that establishes a minimum number of parking spaces for each parcel in the District and permits the required parking for any use to be supplied in public or private parking garages or lots on any parcel in the Capital Center Special Development District.~~

~~E. Zoning Compliance~~

~~All development in the Capital Center Special Development District shall conform to the provisions of this Ordinance.~~

~~F. Waivers~~

~~Where specifically noted by this section, and in accordance with all requirements herein, the Capital Center Commission may grant waivers that carry out the purpose of the Capital Center Special Development District, are in harmony with the general purposes and intent of these regulations, and are in accordance with the requirements of this section. Waivers may be granted to those regulations governing building height, setback, signs, landscaping, and parking. In granting a waiver, the Capital Center Commission may impose such conditions deemed necessary to carry out the purpose of this section. The Capital Center Commission may grant the following waivers, after a required public hearing that meets the same requirements as a Zoning Board of Review public hearing:~~

~~1. Building Height. The Capital Center Commission may grant a waiver to permit a building height increase of up to 30% of the permitted height specified by zoning.~~

~~2. Signs. To permit maximum flexibility in the location and type of signs requested, the Capital Center Commission may grant a waiver as follows:~~

~~a. Retail Trade. When the principal use of property is retail trade and the project contains more than 100,000 square feet of gross floor area with at least a minimum of five different retail uses, the owner may request a waiver to the sign regulations of this Ordinance. In requesting the waiver, the owner shall submit to the Capital Center Commission an overall sign plan that details the size, location, material, and lighting of signs on the project and sets sign criteria for retail frontages that would allow the change of retail uses and their signs without additional review. The Capital Center Commission may grant waivers as follows:~~

~~i. Maximum Total Area of All Signs. Permit a maximum total area of all signs that does not exceed five square feet of sign for every lineal foot of building frontage. In calculating building frontage, each side of the building may be counted.~~

~~ii. Maximum Sign Area. Permit the maximum sign area of one or more signs to be increased to a size deemed acceptable to the Capital Center Commission:~~

~~iii. Illumination. Permit a variety of illumination techniques including internal illumination as long as the sign does not read as a plastic back lit sign. Flashing, changeable letter or message, changeable color or any sign that moves are not permitted.~~

~~iv. Material. Permit a variety of contemporary sign materials which is not limited by the D-1 District sign regulations.~~

~~b. All Other Uses. The owner/applicant may request a waiver from the Capital Center Commission for signs in accordance with this section. In filing a request for a waiver, the owner/applicant shall submit an overall sign plan that details the size, location, material, and lighting of all signs on the project. The Capital Center Commission may grant waivers for signs as follows:~~

~~i. Planned Development. When a parcel, as defined in the Capital Center Regulations, which consists of five or more buildings that are not divided by a public road is developed in accordance with a plan, the Capital Center Commission may grant a waiver to permit signs on one building or lot in the parcel to advertise a business located in another building or on another lot in the parcel. The approved signs may be wall-mounted, freestanding or projecting. In calculating maximum total sign area, the maximum allowable area for each lot shall be calculated and added together to arrive at the maximum sign are for the parcel.~~

~~ii. Maximum Sign Area. Permit the maximum sign area of one or more signs to be increased to a size deemed acceptable to the Capital Center Commission but the total area of all signs shall not exceed the maximum total area of all signs on a building.~~

~~iii. Illumination. Permit a variety of illumination techniques including internal illumination as long as the sign does not read as a plastic back lit sign. Flashing, changeable letter or message, changeable color or any sign that moves are not permitted.~~

~~iv. Material. Permit a variety of contemporary sign materials which is not limited by the D-1 District sign regulations.~~

~~3. Landscaping. The Capital Center Commission may grant a waiver to the landscaping provisions of this Ordinance. In granting a request for a waiver, the Capital Center Commission shall find that the proposed landscaping meets or exceeds the intent of this regulation, and that the proposed landscaping is found to better address the needs of the development proposal.~~

~~4. Parking. The Capital Center Commission may, if it has not adopted a parking plan, grant a waiver to permit parking required by this Ordinance to be supplied in public or private parking garages or lots in the district. The Capital Center Commission may grant a waiver to permit a reduction of up to 25% of the required number of parking spaces per parcel.~~

~~5. Setbacks. The Capital Center Commission may grant a waiver to permit 20% of the building frontage to be set back from the street line or left open to form a courtyard. A waiver may also be granted for construction on a lot with a curved frontage, so that the building follows the chord or the tangent rather than the curve of the lot line. A waiver may also be granted where nonconforming setbacks exist on adjacent buildings.~~

~~G. Incentives~~

~~The Capital Center Commission is authorized to grant development incentives in the form of density bonuses, height bonuses, or transfers of development rights, in accordance with the provisions of the D-1 District.~~

ARTICLE 20. NONCONFORMITIES AND USES BY VARIANCE OR SPECIAL USES

2003 NONCONFORMING LOT

C. Enlargement or Subdivision of ~~Substandard~~ Nonconforming Lots

Lawfully established lots which have less than the minimum area requirements, may be maintained and may be changed by adding additional land to such lots without prejudice to the rights of the owner of such lots pursuant to the provisions of this Section. Such lots may be reconfigured by adjusting lot lines so long as there is no increase to the degree of an existing nonconformity and no new nonconformities are created.

D. Subdivision into Nonconforming Lots

Where it is documented in an official plat book published by the City of Providence that one or more nonconforming lots previously existed, a subdivision may be performed on the subject property to create the same number of lots that preceded the merger of such lots as long as each of the resultant lots contains at least 2,500 sf and 25 feet of lot width. The subdivision is subject to all other regulations of this ordinance.

2004 NONCONFORMING SITE ELEMENTS-

1. All nonconforming site elements shall be brought into conformance when the following occurs:

~~1. The existing principal structure is demolished and a new structure is constructed.~~

~~2~~ a. A new principal structure is constructed.

~~3~~ b. The ~~existing principal structure is increased in~~ total area of building footprint, including principal and accessory structures, is increased by 30% or more.

~~4~~ c. An existing parking lot of 10 or more spaces is fully reconstructed or repaved or an existing parking lot area is expanded by 50%. Resealing or re-striping of an existing parking lot, which does not entail paving, resurfacing, or replacement of the asphalt, concrete, or other surface paving material, is not considered reconstruction.

~~5~~2. When 50% or more of the length of a fence or wall is reconstructed along any one lot line, all fences or walls on the site shall be brought into conformance.

~~6~~3. When 25% or more of exterior lighting fixtures are replaced, all exterior lighting on the site shall be brought into conformance.

~~7~~4. Landscaping shall be brought into conformance when any of the following development activities occur. The limits of disturbance is defined as the boundary within which all construction, grading, paving or repaving, landscaping, and related activities occur.

a. Full conformance is required for the entire development or area within the limits of disturbance, whichever is less.

b. If the area within the limits of disturbance equals more than 50% of the area of the lot or lots being developed, the entire development shall conform.

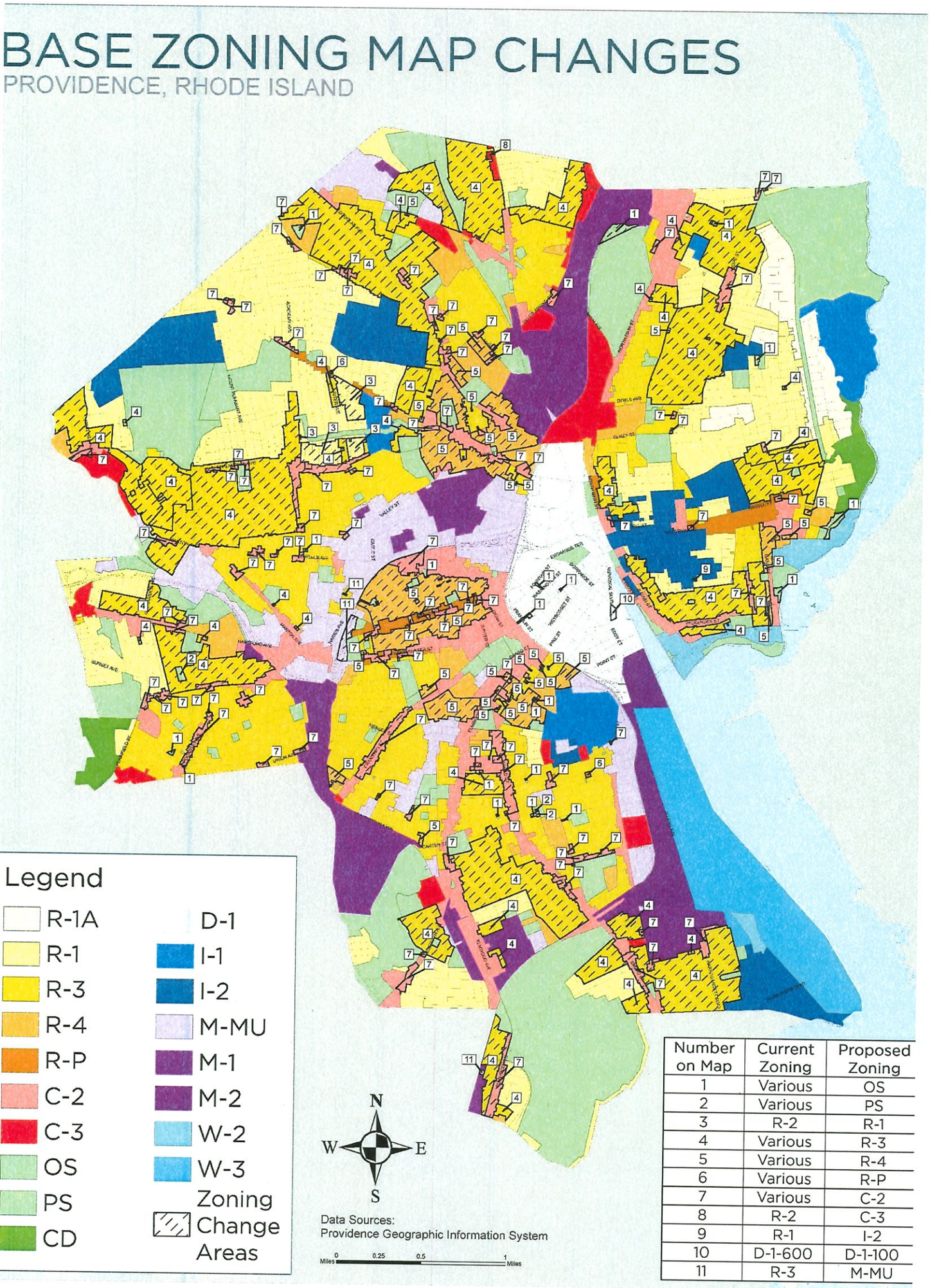
c. No development or tree cutting may result in a loss of trees and landscaping below what is required by this Ordinance.

5. For new construction of accessory structure(s) exceeding 100 sf of building footprint or when an accessory structure is converted to living space, all site elements in the yard(s) where the construction or conversion takes place shall be brought into conformance.

SECTION 2: The Official Base Zoning Map is amended in accordance with the attached map. A new footnote shall be added as follows: "213-215 Camp St. Development on these parcels shall be limited to a) what is permitted in the R-3 zone, or b) what is permitted in the R-4 zone as long as there are no more than 16 dwelling units and four stories, with 100% of the units required to be affordable to households earning less than or equal to 80% of area median income." All existing footnotes on the current map shall remain.

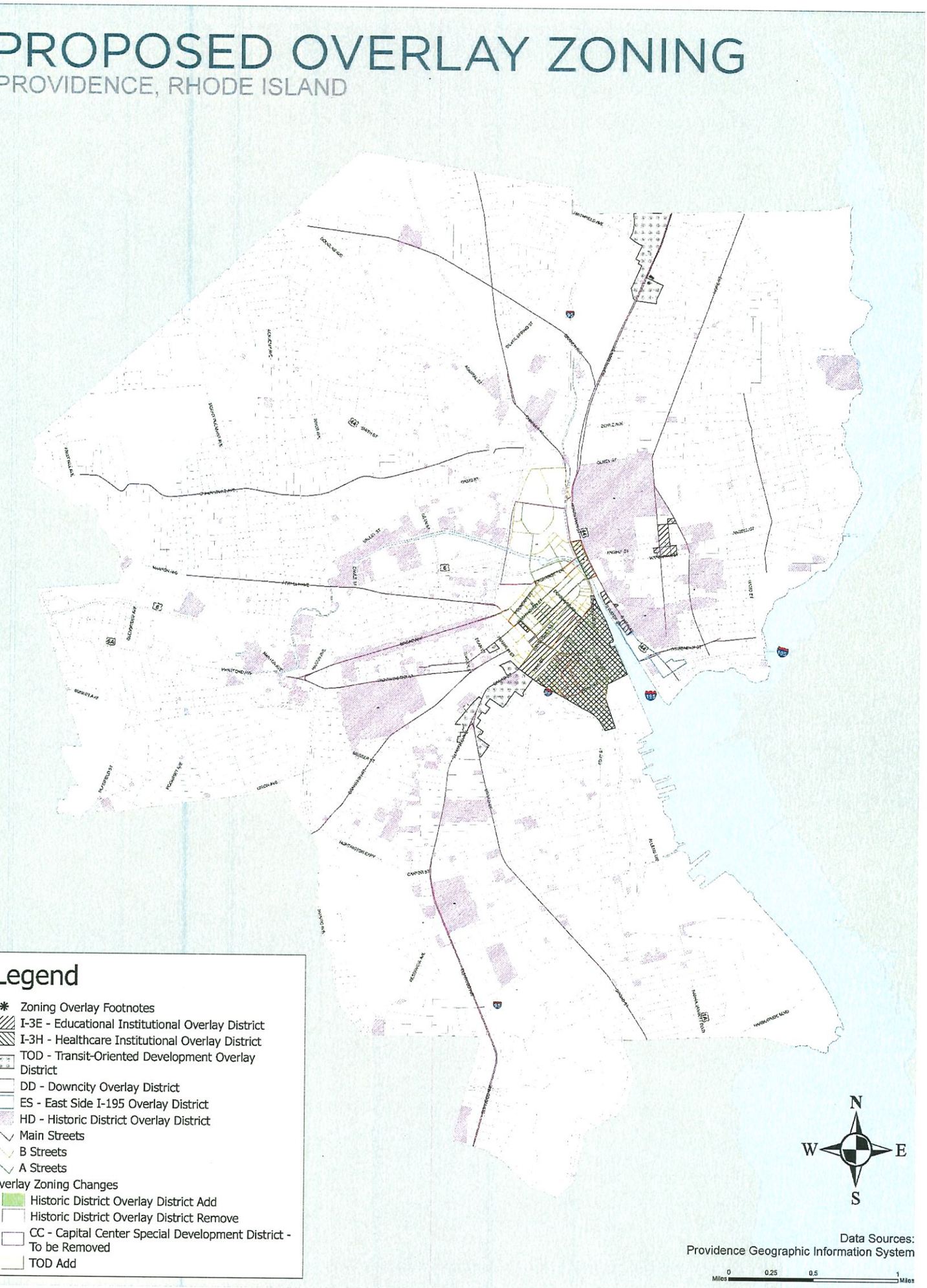
BASE ZONING MAP CHANGES

PROVIDENCE, RHODE ISLAND



Number on Map	Current Zoning	Proposed Zoning
1	Various	OS
2	Various	PS
3	R-2	R-1
4	Various	R-3
5	Various	R-4
6	Various	R-P
7	Various	C-2
8	R-2	C-3
9	R-1	I-2
10	D-1-600	D-1-100
11	R-3	M-MU

SECTION 3: The official Overlay Zoning Map is amended in accordance with the following map.



SECTION 4: Text changes that delete regulations pertaining to the Capital Center Special Development District and map changes that delete the Capital Center Special Development District from the Zoning Overlay Map shall take effect only upon passage and enactment of legislation by the Rhode Island General Assembly repealing the establishment of the Capital Center Commission. All other provisions of this ordinance shall take effect upon passage.

IN CITY COUNCIL
MAR 06 2025
FIRST READING
READ AND PASSED
Tina L. Mastrocasa
CLERK

IN CITY
COUNCIL
MAR 20 2025
FINAL READING
READ AND PASSED
RACHEL M. MILLER, PRESIDENT
Tina L. Mastrocasa
CLERK

I HEREBY APPROVE.
Brett P. Smith
Mayor
Date: 3/24/25

MAYOR BRETT P. SMILEY
CITY OF PROVIDENCE

Zoning Changes to Implement the Comprehensive Plan

City Council Committee on Ordinances
Department of Planning and Development
January 22, 2025

Contents

- Comprehensive Plan Implementation
- Phase 1 vs Phase 2 Amendments
- Zoning Refresher
- Discussion of Phase 1 Amendments

Comp Plan Implementation

Title 45
Towns and Cities

Chapter 22.2
Rhode Island Comprehensive Planning and Land Use Act

R.I. Gen. Laws § 45-22.2-5

§ 45-22.2-5. Formulation of comprehensive plans by cities and towns.

(a) The comprehensive plan is a statement (in text, maps, illustrations, or other media of communication) that is designed to provide a basis for rational decision making regarding the long-term physical development of the municipality. The definition of goals and policies relative to the distribution of future land uses, both public and private, forms the basis for land use decisions to guide the overall physical, economic, and social development of the municipality.

(b) There is established a program of local comprehensive planning to address the findings and intent and accomplish the goals of this chapter. Rhode Island's cities and towns, through the exercise of their power and

(c) Each municipality shall ensure that its zoning ordinance and map are consistent with its comprehensive plan.

promote a balance of housing choices, encourage economic development, preserve and protect our open space, recreational, historic and cultural resources, provide for orderly provision of facilities and services and are consistent with the goals, findings, intent, and other provisions of this chapter and the laws of the state.

(c) Each municipality shall ensure that its zoning ordinance and map are consistent with its comprehensive plan.

(d) Each municipality shall submit to the chief, as provided for in §§ 45-22.2-9 and 45-22.2-12 and the rules promulgated by the state planning council:

(1) Its locally adopted comprehensive plan;

(2) Any amendment to its comprehensive plan;

(3) An informational report on the status of its implementation programs; and

(4) Its zoning ordinance text and generalized zoning map or maps.

Phase 1 Zoning Changes

Phase 1:

- Zoning Map changes
- R-2 to R-3
- C-1 to C-2
- Dissolve Capital Center Commission
- Lot "Merger" Provision
- R-4 changes
- Multi-family, rowhouse, cluster development
- Miscellaneous minor changes

Focus of Today

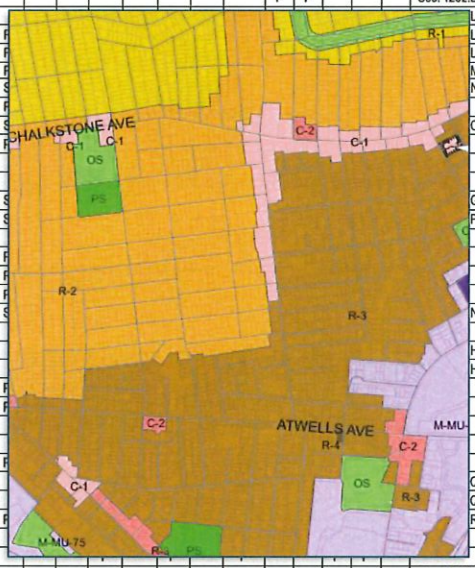
Phase 2:

- Gas station prohibition
- Parking minimums
- Development incentives (height bonuses)
- Design standards
- Student housing
- Industrial zoning
- Inclusionary zoning

Zoning 101: Uses

Table 12-1: USE MATRIX
Key: P = Permitted // S = Special Use

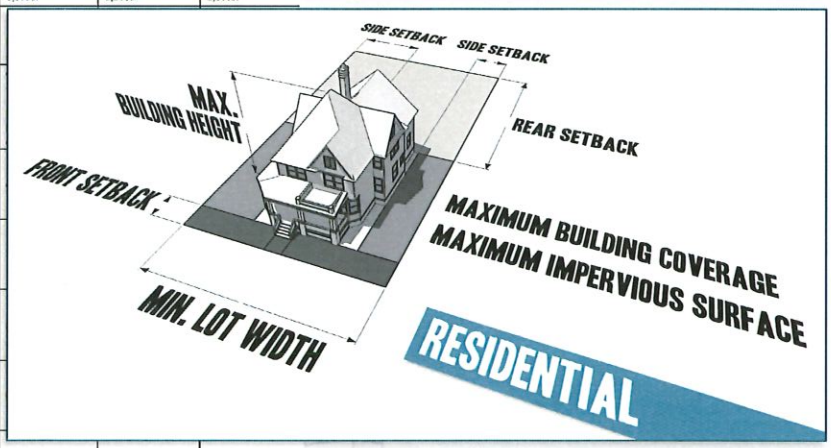
Use	R-1A	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	D-1	W-2	W-3	M-1	M-2	M-MU	I-1	I-2	PS	OS	CD	Use Standard
Dwelling - Multi-Family					P	P	P	P	P	P	P				P	P	P				Sec. 1202.K
Dwelling - Rowhouse				P	P	P	P	P	P	P	P				P	P	P				Sec. 1202.K
Dwelling - Semi-Detached			P	P	P	P										P	P				Sec. 1202.L
Dwelling - Single-Family	P	P	P	P	P	P															L
Dwelling - Three Family				P	P	P	P	P													L
Dwelling - Two-Family			P	P	P	P	P	P													L
Educational Facility - Primary or Secondary	P	P	P	P	P	P	P	P													M
Educational Facility - University or College							S	S													N
Educational Facility - Vocational							P	P													
Electric Vehicle Charging Station (Principal Use)								S													O
Financial Institution/Bank							P	P													
Fraternity/Sorority																					
Freight Terminal																					
Funeral Home								S													GG
Gas Station								S													P
Golf Course/Driving Range																					
Government Office							P	P													
Greenhouse/Nursery - Retail								P													
Group Quarters							P	P													
Healthcare Institution							S	S													N
Heavy Retail, Rental and Service																					
Helipad																					HH
Heliport																					HH
Hotel/Motel							P	P													
Industrial - Artisan								P													
Industrial - General																					
Industrial - Light																					
Industrial Design							P	P													
Live Entertainment - Ancillary Use																					Q
Live Performance Venue																					Q
Lodge/Meeting Hall	S	S	S	S	S	P	P	P													R
Marina - Commercial																					
Marina - Recreational																					
Materials Processing												P	P	P							Sec. 1304 & 1202.S



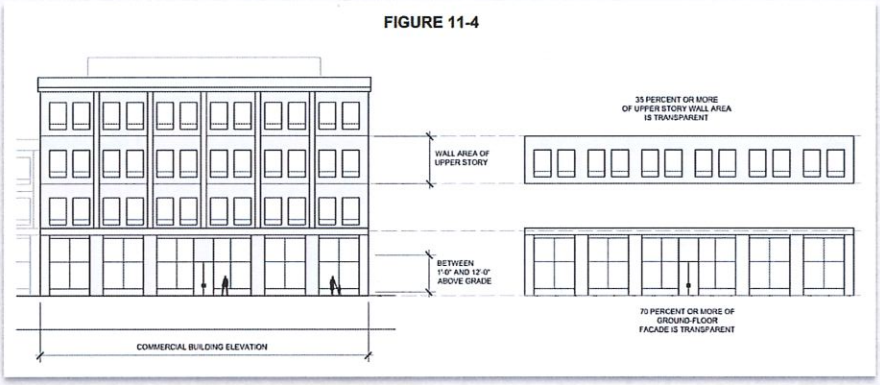
Zoning 101: Dimensions

TABLE 4-1: RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS

	R-1A	R-1	R-2	R-3	R-4	RP
Bulk Standards						
Minimum Lot Area	Existing Lots: None New Subdivisions: 7,500sf	Existing Lots: None New Subdivisions: 5,000sf	Existing Lots: None New Subdivisions: 5,000sf	Existing Lots: None New Subdivisions: 5,000sf	Existing Lots: None New Subdivisions: 3,500sf	Existing Lots: None New Subdivisions: 5,000sf
Minimum Lot Width	Existing Lots: None New Subdivisions 75'	Existing Lots: None New Subdivisions: 50'	Existing Lots: None New Subdivisions: 50'			
Maximum Building Height	40', not to exceed 3 stories Lots of 2,500sf or less: 32', not to exceed 2 stories	40', not to exceed 3 stories Lots of 2,500sf or less: 32', not to exceed 2 stories	45', not to exceed 3 stories Lots of 2,500sf or less: 32', not to exceed 2 stories			
Maximum Building Coverage	35%	45%	45%			
Maximum Impervious Surface Coverage - Front Yard	33%	33%	33%			
Maximum Impervious Surface Coverage - Rear Yard	50%	50%	50%			
Total Maximum Impervious Surface Coverage	50%	65%	65%			
Total Minimum Pervious Surface Coverage	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf
Setback Requirements						
Front Setback Zone	Sec. 402.B	Sec. 402.B	Sec. 402.B	Sec. 402.B	Sec. 402.B	Sec. 402.B



Zoning 101: Site Elements, Design



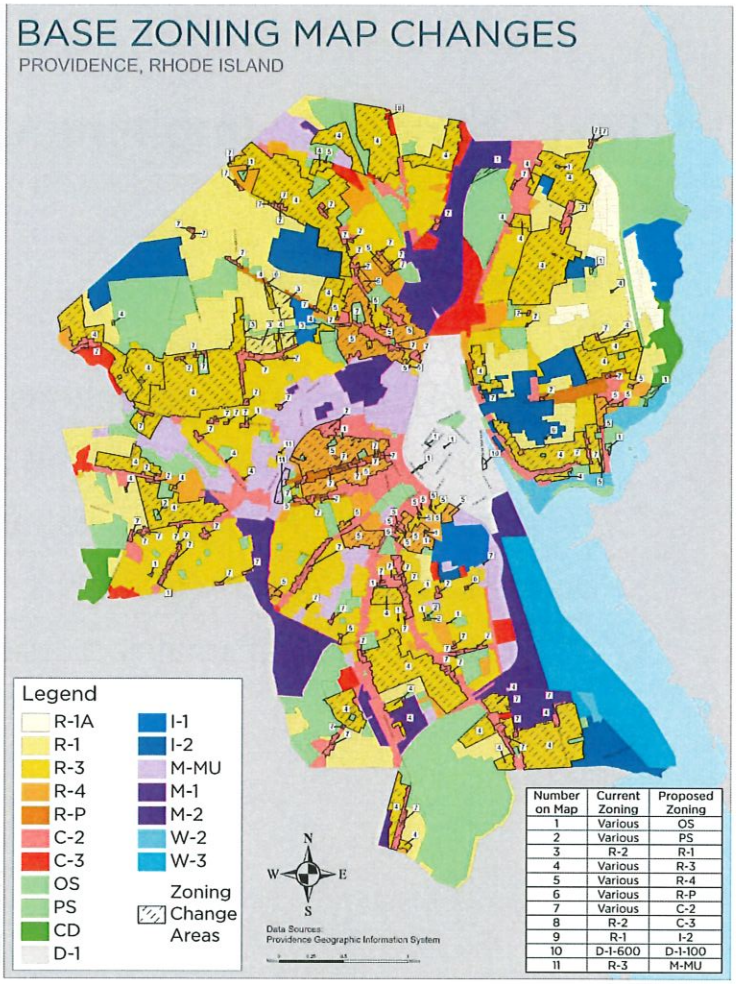
OFF-STREET PARKING DIMENSIONS (Figure 14-1)				
Parking Angle	Standard Minimum Stall Width	Standard Minimum Stall Length	Compact Minimum Stall Width	Compact Minimum Stall Length
0°	8.5'	18'	7.5'	15'
45°	8.5'	18'	7.5'	15'
60°	8.5'	18'	7.5'	15'
90°	8.5'	18'	7.5'	15'

Phase 1 Zoning Amendments

- Zoning Map Changes
- R-2 to R-3
- C-1 to C-2
- Dissolve Capital Center Commission
- Lot "Merger" Provision
- R-4 Changes
- Multi-family, Rowhouse, Cluster Development
- Miscellaneous Minor Changes

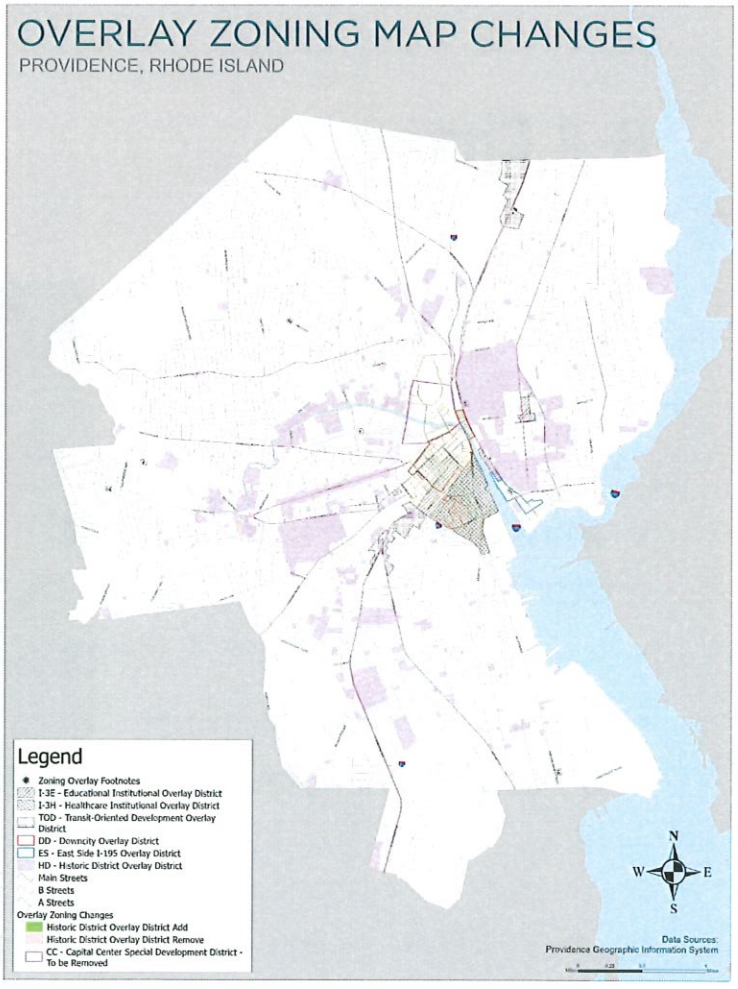
Base Zoning Map

- All changes consistent with Comprehensive Plan Map 11.3, Base Zoning Map Changes



Overlay Zoning Map

- Historic District changes
- Capital Center



Text Changes to Implement Comp Plan

- Delete R-2 regulations
- Delete C-1 regulations
  - Adjust C-2 setback regulations
  - Refine vehicle rental, prohibit repair in C-2
  - Adjust drive-through regulations
- Delete Capital Center regulations
- Allow for creation of small lots from previously merged lots

R-4 Changes

- Density restriction (lot area per dwelling unit):
  - 500 sf per unit
- Maximum height of four stories
- Short Term Rentals must be owner-occupied

Multifamily Dwellings

OBJECTIVE LU3: MANAGE GROWTH IN RESIDENTIAL AREAS

Within residential areas designated on the future land use map, promote the development of a wide range of housing types to ensure a diversity of living options for city residents. Encourage infill residential development that is consistent with existing residential character.

Strategies:

A. In low-density residential areas, new housing development will be single-family dwellings, some with accessory dwelling units; low-density cluster development; adaptive reuse for housing in previously non-residential buildings; and low-density rowhouse developments. Large lots or large buildings may be considered for multifamily development through a special use permit process that safeguards against student housing and short-term rentals. New buildings will be no taller than three stories. Corresponding zones: R-1, R-1A.

B. In medium-density residential areas, new housing development will be one-, two- and three-family dwellings, some with accessory dwelling units; medium-density cluster development; adaptive reuse for housing in previously non-residential buildings; and medium-density rowhouse developments. Multifamily buildings may be appropriate at a density consistent with the surroundings through a special use permit process, and with dwelling unit density bonuses for affordable housing. New buildings will be no taller than three stories. Within this land use designation, two-family zoning should be rezoned to three-family zoning. Corresponding zones: R-3, R-P.

C. In high-density residential areas, new housing development will be one-, two-, three-, and multifamily dwellings, some with accessory dwelling units; cluster development where appropriate; adaptive reuse for housing in previously non-residential buildings; and high-density rowhouse developments. Dwelling unit density will be defined with bonuses for affordable housing. New

Multifamily Dwellings

- Allowed by special use permit in R-1A, R-1, and R-3:
  - Density (lot area/dwelling unit)
    - R-1A: 7,500 sf/du, R-1: 5,000 sf/du (same as single-family density), with one extra unit for preservation of a principal structure
    - R-3: 1,667 sf/du, 1,000 sf/du if affordable
  - Maximum height of three stories
  - "Cluster": Zoning Board may allow for multiple structures and setback adjustments to preserve buildings or natural features
  - No short-term rentals
  - No more than 3 college students per property in R-1A and R-1

Rowhouse Dwelling

OBJECTIVE LU3: MANAGE GROWTH IN RESIDENTIAL AREAS

Within residential areas designated on the future land use map, promote the development of a wide range of housing types to ensure a diversity of living options for city residents. Encourage infill residential development that is consistent with existing residential character.

Strategies:

A. In low-density residential areas, new housing development will be single-family dwellings, some with accessory dwelling units; low-density cluster development; adaptive reuse for housing in previously non-residential buildings; and low-density rowhouse developments. Large lots or large buildings may be considered for multifamily development through a special use permit process that safeguards against student housing and short-term rentals. New buildings will be no taller than three stories. Corresponding zones: R-1, R-1A.

B. In medium-density residential areas, new housing development will be one-, two- and three-family dwellings, some with accessory dwelling units; medium-density cluster development; adaptive reuse for housing in previously non-residential buildings; and medium-density rowhouse developments. Multifamily buildings may be appropriate at a density consistent with the surroundings through a special use permit process, and with dwelling unit density bonuses for affordable housing. New buildings will be no taller than three stories. Within this land use designation, two-family zoning should be rezoned to three-family zoning. Corresponding zones: R-3, R-P.

C. In high-density residential areas, new housing development will be one-, two-, three-, and multifamily dwellings, some with accessory dwelling units; cluster development where appropriate; adaptive reuse for housing in previously non-residential buildings; and high-density rowhouse developments. Dwelling unit density will be defined with bonuses for affordable housing. New buildings will be no taller than four stories. Within this land use designation, areas of three-family

with existing land use patterns.

I. Allow for the creation of undersized lots for individual units within rowhouses and to unmerge lots that had previously been merged.

J. Create mechanisms to encourage maintenance of existing structures and to discourage demolition of

Rowhouse Dwelling

- A structure consisting of two or more dwelling units, configured in a manner such that the dwelling units are aligned horizontally and separated by a party wall, and where the dwelling units are separated by lot lines at the party wall.
- A rowhouse is designed so that each unit has a separate street-facing exterior entrance and direct ground level access to the front yard. A rowhouse dwelling does not include a multi-family dwelling.
- Any configuration of horizontally aligned attached units that doesn't meet this definition is not a rowhouse dwelling. It is a two-, three- or multifamily dwelling, depending on the number of units.

Rowhouse Dwelling

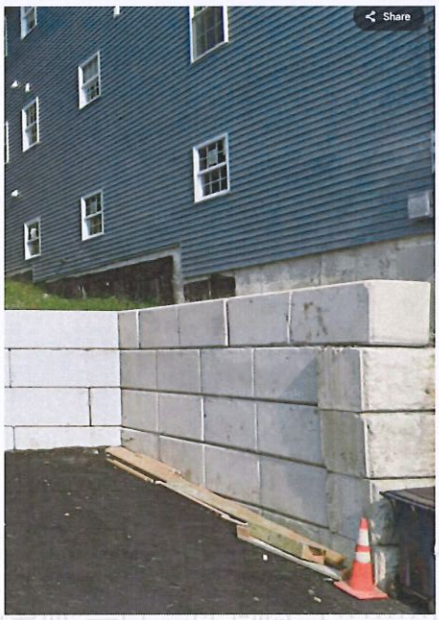
- Minimum lot width
  - R-1A: 37.5’
  - R-1: 25’
  - R-3, R-4, RP: 12’ interior units, 18’ end units
- Minimum lot size for each rowhouse unit
  - R-1A: 7,500 sf
  - R-1: 5,000 sf
  - R-3: 1,667 sf
  - R-4 & RP: 700 sf
- Subdivision only after units are constructed

Miscellaneous Text Changes

- Household definition- new state law
- Remove special use permit references where there are no specific standards
- Rules of measurement
  - Front yard impervious surface
  - Front yard for land-locked lots
- Front yard encroachment

Miscellaneous Text Changes

- Concrete block retaining walls

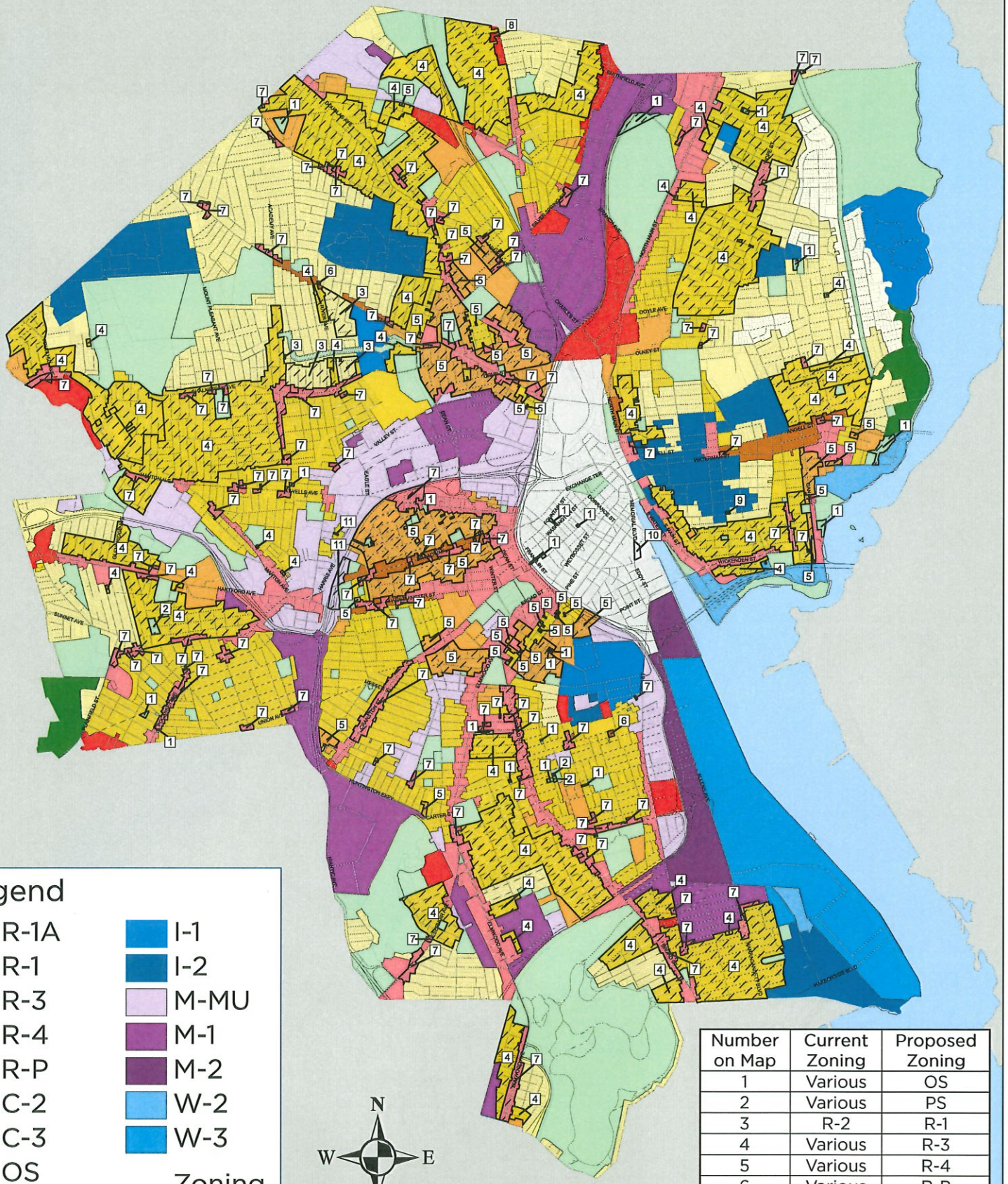


Miscellaneous Text Changes

- Refuse containers for one-, two-, and three-family dwellings
- Curb cuts
- Containing landscaping materials
- Restitution for significant tree removal
- Pre-application conference for zoning change petitions
- Nonconforming lot terminology
- Landscaping and pervious surface compliance

BASE ZONING MAP CHANGES

PROVIDENCE, RHODE ISLAND



Legend

- R-1A
- R-1
- R-3
- R-4
- R-P
- C-2
- C-3
- OS
- PS
- CD
- D-1
- I-1
- I-2
- M-MU
- M-1
- M-2
- W-2
- W-3
- Zoning Change Areas

N
W E
S

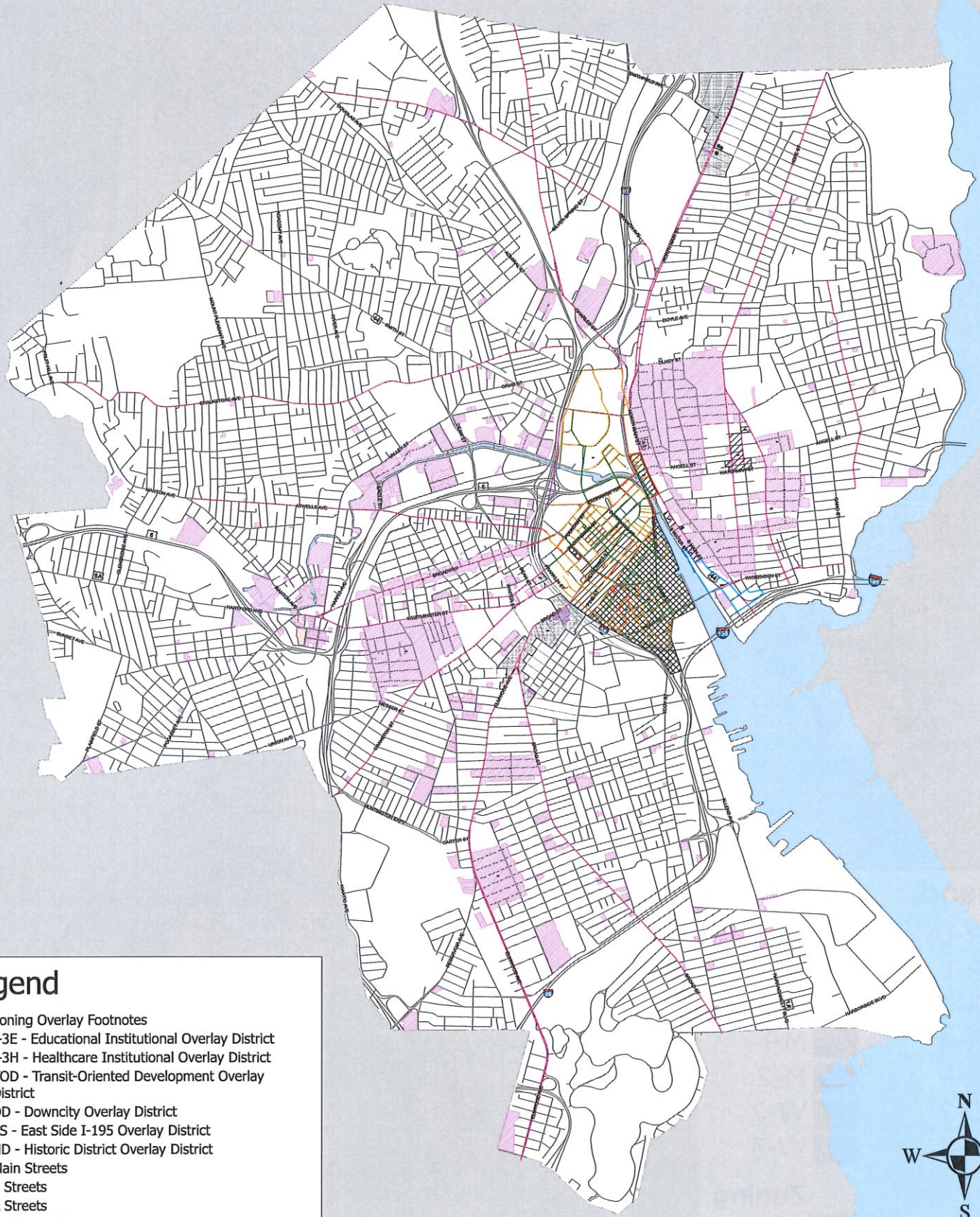
Data Sources:
Providence Geographic Information System

0 0.25 0.5 1 Miles

Number on Map	Current Zoning	Proposed Zoning
1	Various	OS
2	Various	PS
3	R-2	R-1
4	Various	R-3
5	Various	R-4
6	Various	R-P
7	Various	C-2
8	R-2	C-3
9	R-1	I-2
10	D-1-600	D-1-100
11	R-3	M-MU

OVERLAY ZONING MAP CHANGES

PROVIDENCE, RHODE ISLAND



Legend

- ✱ Zoning Overlay Footnotes
- I-3E - Educational Institutional Overlay District
- I-3H - Healthcare Institutional Overlay District
- TOD - Transit-Oriented Development Overlay District
- DD - Downcity Overlay District
- ES - East Side I-195 Overlay District
- HD - Historic District Overlay District
- Main Streets
- B Streets
- A Streets

Overlay Zoning Changes

- Historic District Overlay District Add
- Historic District Overlay District Remove
- CC - Capital Center Special Development District - To be Removed

N
W E
S

Data Sources:
Providence Geographic Information System

0 0.25 0.5 1 Miles

Testimony of Catherine Taylor, AARP Rhode Island
City of Providence Committee on Ordinances
February 26, 2025

Chairman Espinal and honorable members of the Ordinance Committee,

I am writing you today to express AARP Rhode Island's support for amending The City of Providence Zoning Ordinance so that it aligns with the recent update to the city's Comprehensive Plan.

For decades, choice in the types of new housing built by the private sector has been limited by local regulations. In most cities and towns, regulations limit the kinds of new housing that can be built to detached single family homes on separate lots (parcels) and large apartment buildings. Zoning reforms can expand the availability of land for a variety of types of housing by permitting their construction in single-family, commercial, industrial, and other zoned districts, and significantly increase the quantity and diversity of housing.

The proposed reforms would increase the possibilities for what is called "Missing Middle Housing". "Missing Middle Housing" describes a set of residential building types that exist in the middle of the continuum between detached single-family houses and large apartment buildings. The term was coined by Daniel Parolek of Opticos Design as a movement began to ensure house-scale options as part of multi-unit design. However, "middle" also relates to the home type's level of affordability, given that this home type uses land more efficiently, designs small yet spacious residences, employs lower-cost-but-still-quality construction methods and reduces the reliance on automobile ownership.

Missing Middle Housing structures can provide a community with a wider range of housing options, at various price points, while maintaining the character of the community. Examples include du-, tri-, four-, and multiplexes, accessory dwelling units, courtyard apartments, bungalow courts, townhouses, and live/work properties. They also provide the size and affordability options that people of all ages — including older adults — very much need but often not find. The design of Missing Middle Housing can allow family members to live with or near one another while maintaining their own living space. Additionally, Missing Middle Housing generates walkable, place-based neighborhoods with community amenities that serve as shared spaces where neighbors can interact and gather. Because of its emphasis on walkability, reduced transportation costs are an ancillary benefit of this housing type.

Zoning reforms have direct implications on the lives of older adults. AARP's 2021 Home and Community Preferences survey found that while more than three-quarters of adults ages 50 and older want to stay in their homes (77%) and communities (79%) as they age, one-third (33%) also report their houses would need modifications to be able to do so safely and independently.

These needs are consistent for adults overall (ages 18+) who wish to stay in their current homes (63%) and communities (67%).

Zoning reforms can play a vital role by providing different housing options for older adults who either want to age in place or downsize or simply provide a place for loved ones to stay. For example, in relation to ADUs, according to the survey, most respondents would consider building an ADU to provide a home for a loved one in need of care (60%) or housing for relatives or friends (50%).

With a growing aging population, construction of a variety of housing options will become more important. Currently we have thousands of older adults who are "house rich but cash poor." Some would like to sell their home and buy something more affordable or accessible in their community but in most cases that type of housing does not exist.

Older adults will also become more reliant on caregivers as they age. Unpaid family caregivers are the backbone of our long-term care system Missing Middle housing can help family members live with or near one another to support their loved one while still having their own space or residence. This option will also help older adults have the care they need rather than being forced to spend down their assets to near poverty level to qualify for Medicaid.

During the COVID crisis we talked a lot about the impact of social isolation and the physical and emotional toll it took on older adults. Missing Middle housing fits within — and helps to generate — walkable, place-based neighborhoods with community amenities. These shared amenities serve as shared spaces where neighbors can get out and about, interact and gather.

AARP Rhode Island supports the proposed amendments to the City of Providence Zoning Ordinance and urges the committee to pass them. Thank you for your time and consideration.

Sincerely,

Catherine Taylor

State Director - AARP Rhode Island

Mastroianni, Tina

From: Jane Sawyers <jesawyers@gmail.com>
Sent: Monday, February 24, 2025 11:38 AM
To: Clerk, City
Subject: [EXTERNAL] Ordinance Committee Testimony 2/26/25

I am submitting the following testimony regarding the proposed ordinance to adopt the Phase 1 Zoning Changes for the City of Providence Amendment of Chapter 27.

I urge the committee to vote against this ordinance due the sweeping zoning changes that do not take into account the diverse nature of our neighborhoods and will drastically change the City without providing the necessary infrastructure to handle the increased development.

I am not against development and recognize the need for Providence to increase and create equitable housing, but the Phase 1 Zoning text changes and Base and Overlay Zoning Map amendments do not accomplish this task, both commercial and residential proposed changes. The Zoning text and map changes as currently written will allow for developers, not the neighborhoods and the people who live there, to determine the fate of our communities. Developers will see these changes as relaxation of zoning to create quickly built, out of character, biggest height, and lowest parking requirements flips, not homes to create new neighbors or small business communities. This is especially true in the Wayland Square and Fox Point neighborhoods, which are already seeing explosive dense growth without the proposed zoning changes.

Additionally, these zoning changes are all pushing the building of primarily new homes and commercial buildings, which will further give developers incentive to knock down older structures without consideration of the reuse and maintenance of the structures.

The City of Providence is already experiencing significant infrastructure issues with current development density. Increasing development density as currently written and depicted in the Zoning text and map changes, both residential and commercial, without addressing the high infrastructure needs of transit (both private and public), stormwater, utilities, and schools is a disservice to the communities who already rely on them and people who want to use them in the future.

I again urge the committee to vote against this ordinance as currently written. The Zoning text and map changes must be revised to first and foremost support and enhance current infrastructure, development, neighborhoods, and communities. Specifically, the proposed zoning changes in the Wayland Square (Lloyd Street to Angell street polygon R1 and R2 to R3) and Fox Point (Gano Street to Benefit R2 to R3 and R4 polygons) should not be adopted until further analysis of current neighborhood density and infrastructure including new development already approved with many under construction in these neighborhoods.

Submitted by Jane Sawyers

JA

CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

December 18, 2024

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

Attn: Tina Mastroianni, City Clerk

Re: Referral 3590 – Amendment of the Zoning Ordinance and map for conformance with the comprehensive plan
Proponent: Department of Planning and Development (DPD)

Dear Chairman Espinal,

The proponent is proposing an amendment of the zoning ordinance to implement the land use policies in the Providence Comprehensive Plan. Changes include elimination of the R-2 and C-1 zones and dissolving the Capital Center District in conformance with objectives LU3.B, LU4.A and BE1.D. The Base Zoning and Overlay Zoning maps will be amended to conform to maps 11.3 and 11.4 of the comprehensive plan to reflect elimination of the R-2 and C-1 zones and the Capital Center district.

The changes also allow for creation of substandard lots which had previously existed, refining regulations pertaining to residential density in conformance with objectives LU3.A and B.6 and LU3.C, regulations for rowhouse development, and miscellaneous changes to clarify the ordinance.

The City Plan Commission (CPC) found that the change would conform to the purposes of zoning outlined in section 101 of the zoning ordinance as the criteria include definition of a range of uses and allowable intensities appropriate to the City's character and providing for orderly growth and development.

RECOMMENDATION

On a motion by Commissioner Sanchez seconded by Commissioner Caldwell, the CPC voted to recommend that the City Council approve the amendment:

The CPC voted as follows:
AYE: N. Sanchez, D. Caldwell, C. Lipschitz, W. Sherry, C. McKenna, M. Quezada, M. Gazdacko

Sincerely,

Choyon Manjrekar
Administrative Officer

2020 Census

8.A.

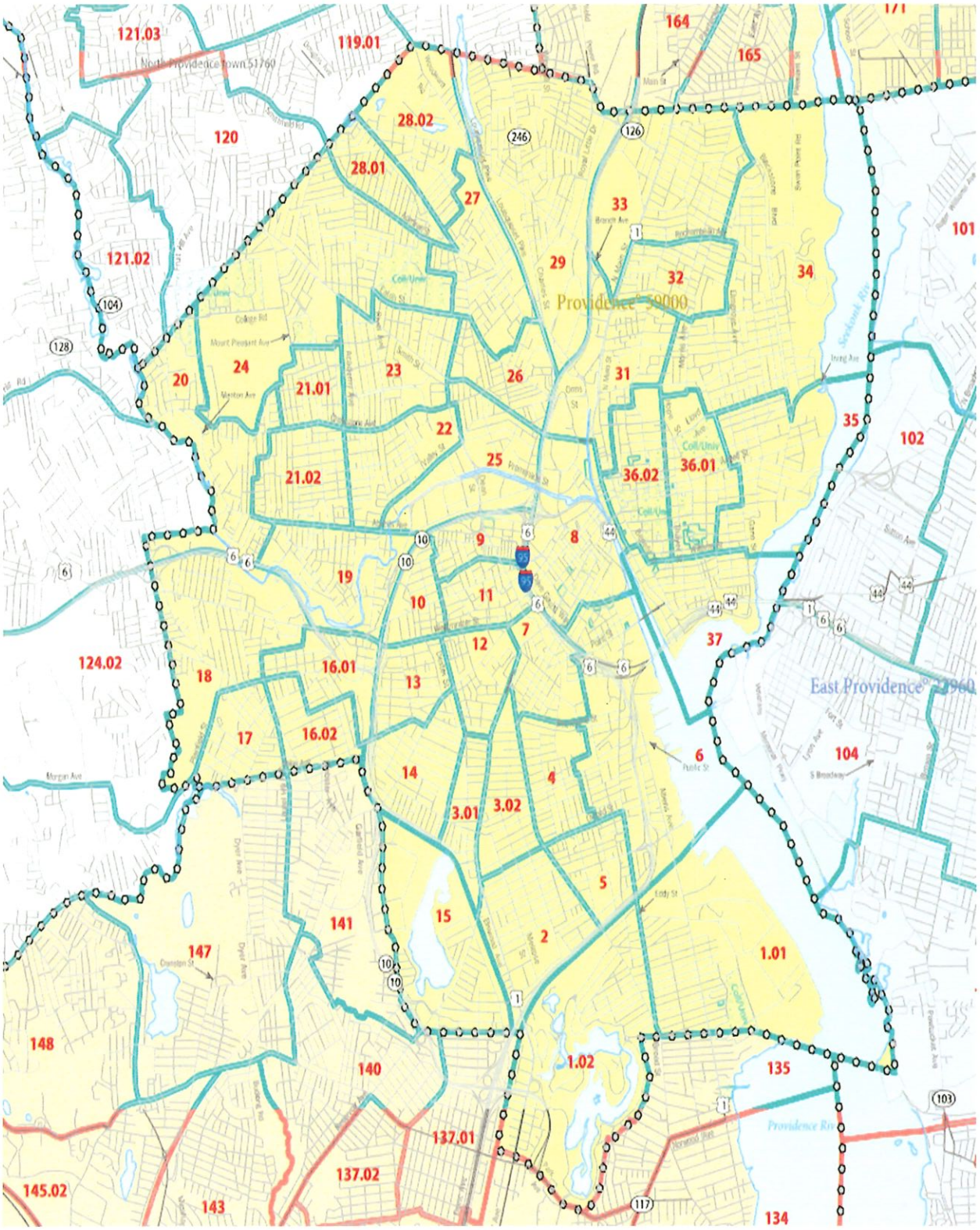


Table: ACSDT5Y2022.B01003

2020 Census

	Census Tract 1.01; Providence County; Rhode Island	Census Tract 1.02; Providence County; Rhode Island	Census Tract 2; Providence County; Rhode Island	Census Tract 3.01; Providence County; Rhode Island
Label	**Estimate**	**Estimate**	**Estimate**	**Estimate**
Total	4,418	5,667	6,634	2,985

Table: ACSDT5Y2022.B01003

	Census Tract 3.02; Providence County; Rhode Island	Census Tract 4; Providence County; Rhode Island	Census Tract 5; Providence County; Rhode Island	Census Tract 6; Providence County; Rhode Island
Label	**Estimate**	**Estimate**	**Estimate**	**Estimate**
Total	5,219	4,373	3,674	2,414

Table: ACSDT5Y2022.B01003

	Census Tract 7; Providence County; Rhode Island	Census Tract 8; Providence County; Rhode Island	Census Tract 9; Providence County; Rhode Island	Census Tract 10; Providence County; Rhode Island
Label	**Estimate**	**Estimate**	**Estimate**	**Estimate**
Total	2,624	4,902	2,913	2,523

Table: ACSDT5Y2022.B01003

	Census Tract 11; Providence County; Rhode Island	Census Tract 12; Providence County; Rhode Island	Census Tract 13; Providence County; Rhode Island	Census Tract 14; Providence County; Rhode Island
Label	**Estimate**	**Estimate**	**Estimate**	**Estimate**
Total	2,542	4,370	3,758	6,405

Table: ACSDT5Y2022.B01003

	Census Tract 15; Providence County; Rhode Island	Census Tract 16.01; Providence County; Rhode Island	Census Tract 16.02; Providence County; Rhode Island	Census Tract 17; Providence County; Rhode Island
Label	**Estimate**	**Estimate**	**Estimate**	**Estimate**
Total	3,095	3,324	5,031	4,436

Table: ACSDT5Y2022.B01003

	Census Tract 18; Providence County; Rhode Island	Census Tract 19; Providence County; Rhode Island	Census Tract 20; Providence County; Rhode Island	Census Tract 21.01; Providence County; Rhode Island
Label	**Estimate**	**Estimate**	**Estimate**	**Estimate**
Total	6,982	5,061	7,251	2,924

Table: ACSDT5Y2022.B01003

	Census Tract 21.02; Providence County; Rhode Island	Census Tract 22; Providence County; Rhode Island	Census Tract 23; Providence County; Rhode Island	Census Tract 24; Providence County; Rhode Island
Label	**Estimate**	**Estimate**	**Estimate**	**Estimate**
Total	6,790	5,647	4,950	8,783

Table: ACSDT5Y2022.B01003

	Census Tract 25; Providence County; Rhode Island	Census Tract 26; Providence County; Rhode Island	Census Tract 27; Providence County; Rhode Island	Census Tract 28.01; Providence County; Rhode Island
Label	**Estimate**	**Estimate**	**Estimate**	**Estimate**
Total	3,117	2,792	5,112	3,572

Table: ACSDT5Y2022.B01003

	Census Tract 28.02; Providence County; Rhode Island	Census Tract 29; Providence County; Rhode Island	Census Tract 31; Providence County; Rhode Island	Census Tract 32; Providence County; Rhode Island
Label	**Estimate**	**Estimate**	**Estimate**	**Estimate**
Total	2,831	7,461	4,475	3,572

Table: ACSDT5Y2022.B01003

	Census Tract 33; Providence County; Rhode Island	Census Tract 34; Providence County; Rhode Island	Census Tract 35; Providence County; Rhode Island	Census Tract 36.01; Providence County; Rhode Island
Label	**Estimate**	**Estimate**	**Estimate**	**Estimate**
Total	4,380	5,047	5,077	2,696

Table: ACSDT5Y2022.B01003

	Census Tract 36.02; Providence County; Rhode Island	Census Tract 37; Providence County; Rhode Island	Providence city, Rhode Island
Label	**Estimate**	**Estimate**	**Estimate**
Total	6,105	3,783	189,715