

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1995-8

No. 344 AN ORDINANCE

AMENDING THE CITY OF PROVIDENCE ZONING ORDINANCE CHAPTER 1994-24
NO. 365, APPROVED JUNE 27, 1994, AS AMENDED.

Approved May 26, 1995

Be it ordained by the City of Providence:

SECTION 1. Chapter 1994-24, No. 365, approved June 27, 1994 shall be amended as follows (bold text indicates new language):

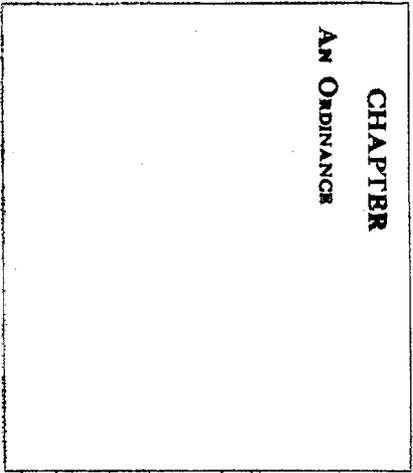
1. Section 101.3 - Downtown Zoning Districts - Delete last sentence, "This zone is for application in the downtown core.", and replace with **See Downcity District Overlay Zone for additional regulations.**
2. Section 101.7 - Overlay Zoning Districts -- DD Downcity District. Add new last sentence, as follows:

...are achieved. This overlay zone's boundary shall be the same as the D-1 District boundary as described in Section 101.3, generally encompassing the area bounded by Smith Street, North Main Street, South Water Street, Ship Street, Bassett Street, and Interstate 95. The D-1 zone north of Smith Street (bounded by Smith Street, Interstate 95, Orms Street, Charles Street and Mill Street) shall not be included in the DD Downcity District.
3. Section 205.2 - Change of Use - Break existing text into two subsections as follows:
 - A) **All zones other than D zones** - A building or structure nonconforming by parking...existing language remains...for the new use are provided.
 - B) **D zones** - All buildings within D Zones in existence, or completed in accordance with Section 1110 of this Ordinance, may be changed to a different use without providing additional parking.
4. Section 303 - Table of Use Regulations -
 - a) For use code 14, D-1 zones, add new footnote 5: **5. See Section 502.2 for additional restrictions.**
 - b) Insert a new use code **15.9 Group Quarters/Halfway House**, and insert "N" for not permitted in every zone.
 - c) For use code 58, C-2 zones, change "Y" to "S".
 - d) For use code 65, OS zones, change "N" to "S" and add new footnote 7: **7. The majority of communications and utility construction and equipment must be located below ground and have no negative impact on the use of the open space.**

No.

CHAPTER

AN ORDINANCE



5. Section 306 - Dimensional Regulations - Downtown District:
In the column headed "D-1 and I-3," add **new footnote number "5"** to the "maximum height" and "minimum lot area per rooming unit" categories.
6. Section 306.1 - Footnotes for Dimensional Regulations - Downtown Districts - Add new footnote 5: **5. Except if a bonus has been granted in accordance with Section 502.7.**
7. Section 409.6 - Requirements for Repairing and Washing Vehicles - Amend text as follows:

Repairing shall be limited to ... *existing text remains* ...
engine tune-ups, **brake and muffler repair or replacement**,
and similar type work ... *existing text remains to end*.

8. Section 412 - Roof Structures

a) Eliminate Section 412.1 ("Restrictions"). Renumber Section 412.2 ("Roof Structures Permitted ...") as **412.1**, and renumber Section 412.3 ("Structures Exempt...") as **412.2**.

b) Add new Section 412.3 as follows:

412.3 - Roof Structure Setbacks and Screening: It is intended that permitted roof structures shall not be visible from street level, as provided below:

- A) For all buildings three (3) stories or more in height, all roof structures shall be set back from the edge of the roof a minimum distance of one (1) foot for every two (2) feet by which the structures extend above the roof.
- B) For all buildings less than three (3) stories in height and for any building where roof structures cannot meet the setback requirement of 412.3(A), there shall be either a parapet wall to screen the roof structure, or the roof structure shall be housed in solid building material which shall be architecturally integrated with the building and which shall be counted as one story.

9. Section 419.2 - Home Occupation - Delete entire section and replace with the following:

419.2 - Home Occupation: One home occupation is permitted per dwelling unit by special use permit from the Board, provided that:

- A) The home occupation is conducted entirely within a dwelling;
- B) The home occupation is operated by the resident occupant(s) of the dwelling;
- C) The home occupation is situated in the same dwelling as the primary residence of the occupant(s);
- D) The residential character of such dwelling is not changed;
- E) There shall not be more than one assistant worker who is not a resident of the dwelling;
- F) There shall be no sale of goods, wares or merchandise on the premises;
- G) No more than 50% of the gross floor area of the dwelling unit or 800 square feet, whichever is less, shall be used for the home occupation, including waiting areas for clients, patients, pupils or customers; and
- H) Visits by clients, patients, pupils, or customers shall be limited to no more than two (2) at any given time, and such visits shall be limited to hours between 8:00 a.m. and 9:00 p.m.

Professionals who meet the above requirements may include lawyer, physician, dentist, psychologist, physical and mental health therapist, accountant, real estate or stock market broker, travel agent, insurance agent, architect, landscape architect, planner, engineer, interior designer, musician, artist, teacher, tailor/dressmaker, telemarketer and computer specialist.

Occupations not specifically listed above may be considered by the Board provided that such home occupation shall comply with items (A) through (F) above, shall not use more than 25% of the gross floor area of the dwelling unit or 400 square feet, whichever is less, and shall have no clients or visitors in connection with the occupation.

Occupations that are specifically excluded are hair dressers, barbers, manicurists, and tattooists, palm readers, tarot card readers, psychics and fortune tellers.

10. Section 501.1 - Historic District Commission - Membership - Delete and replace with new text as follows:

501.1. - Historic District Commission - Membership: The Historic District Commission, hereinafter known as the HDC, shall be appointed in accordance with Rhode Island General Laws, Chapter 45-24.1-3, as amended.

11. Section 502.1(A)(1) - Regulate Development in the Downcity District - Break out last sentence into a new subsection (a) as follows:

a. Capital Center Special Development District. Any property located ... *existing language remains* ... Ordinances, shall comply with the regulations herein 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 Section 504 of this ordinance. Until such time as the Capital Center Special Development District ceases to exist, properties in that District shall otherwise be exempt from the review process of the DRC established under this Section 502. ... *delete remaining existing language to end of section.*

12. Section 502.1(A)(2) - Waivers - Amend text to read:

2. Waivers: Where specifically authorized by this Section, and in accordance with all requirements herein, the DRC may grant waivers ~~to these regulations~~ that carry out ... *existing language remains* ... of this Section. Waivers may be granted to those regulations governing parking garage uses, signs, parking lot landscaping, interior off-street loading, new construction and demolition. In granting a waiver, the DRC may ... *existing language remains to end.*

13. New Section 502.1(A)(4) - Incentives - Add new subsection 4:

4. Incentives. The DRC 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 this Section.

14. Section 502.1(C)(1) - Quorum - Amend text to read:

1. Quorum: Three (3) members shall constitute a quorum for reviewing applications for Certificates of Design Approval. Five (5) members shall constitute a quorum for ~~business-to-be-conducted-before-the-DRC~~ reviewing requests for waivers or for development incentives.

15. Section 502.1(C)(2) - Required Vote - Amend last sentence to read:

...The concurring vote of four (4) members shall be necessary to grant a waiver or a development incentive.

16. Section 502.1(C)(3) - Public Hearing - Amend text to read:

3. Public Hearing: The DRC shall hold a public hearing on any request for a waiver or development incentive in accordance with Article IX of this ordinance.

17. Section 502.1(C)(4) - Record - Insert new sentence after the phrase "...Land Evidence Records of the City": No permit shall be issued until the waiver or development incentive is properly recorded in said Land Evidence Records. Last sentence remains.

18. Section 502.1(D)(2) - Review -

a) Insert new sentence following first sentence:

...and demolition. Such review shall be held during a regular meeting of the DRC open to the public, for which at least seven (7) days advance written notice has been given by first class mail to the applicant, property owner, abutting property owners, and all others requesting notice of the DRC's meetings.

b) Insert new phrase at end of what has now become the third sentence:

...and minor additions; staff reviews may be conducted without public notice.

19. Section 502.1(D)(5) - Waivers - Insert new text as follows:

5. Waivers and Development Incentives: Whenever an application requests a waiver to the regulations of this Section, or a development incentive in accordance with the regulations of this Section, a public hearing shall be held in conformance with Section 903 of this ordinance.

20. Section 502.2(D)(7) - Appeals - Delete all text and substitute new text as follows:

7. Appeals - A person or persons jointly or severally aggrieved by a decision of the DRC shall have the right to appeal the decision to the Board, and a further right of appeal from the Board to the Supreme Court by writ of certiorari. The concurrent vote of four (4) members of the Board shall be required for any decision upon said appeal. Said appeal shall be claimed within twenty (20) days following the issuance of a written determination by the DRC on any plan or petition submitted to it or any revisions thereof. When hearing appeals from DRC decisions, the Board shall not substitute its own judgement for that of the DRC, but must consider the issue upon the findings and record of the DRC. The Board shall not reverse a DRC decision except on a finding of prejudicial procedural error, clear error, or lack of support by the weight of the evidence on the record. The Board shall file a written decision explaining the basis of each decision for the record, and the Board shall send a copy of the decision to the applicant and to the DRC. The filing fee and the filing procedure for an appeal of the decision of the DRC shall be the same as that for an appeal of the decision of the Director.

21. Section 502.2 (A) - Downcity District - General Regulations

- Uses - Insert new text after first sentence, as follows: ...in the District. The intent of this section is to regulate some general uses more strictly in the Downcity District than may otherwise be provided by Section 303. The DRC may grant waivers only for uses as indicated in Table 502.2; other uses are governed by Section 303, with special use permits and variances to be granted by the Board. To determine ... existing language to remain to end.

22. Section 502.2(C) - Signs -

- a) In Subsection (1), add new sentence to end of paragraph:
 ...parking uses. Such signs shall only identify parking locations and rates, and shall not associate the parking use with an individual business name other than the name of the parking use operator.
- b) Delete Subsection (2) and the paragraph following it ("The maximum area . . . of this Ordinance.").
- c) Amend Table of dimensional requirements: change projecting sign's projection over public ROW from 0 feet to 6 feet.
- d) Insert amended Table into new Subsection (2) as follows:
2. The maximum area of any individual sign shall be limited as follows:

Sign type	Area Sq. Ft.	Height Feet	Setback Feet	Projection Over Public ROW - Feet
Canopy	2/1' of building frontage			
Freestanding ¹	48 sq. ft.	18 feet	-	unrestricted
Projecting	48 sq. ft.	30 feet	0	6
Roof	128 sq. ft.	12' above roof	0	0
Wall	2/1' of building frontage		-	1.25 feet

(1) Only one freestanding sign is permitted per frontage.

The DRC may grant waivers from these requirements in a D-1 zone.

23. Section 502.5 - Demolition - Amend text to read:

502.5 - Demolition of Structures on A Streets: In order to preserve the urban fabric that is created by the existing building stock on A Streets, and those significant historic buildings designated on the Overlay Zoning Maps, no building fronting on an A Street or designated on the Overlay Zoning Maps of the Downcity District, no building shall be demolished until the DRC has granted a waiver to demolish the building.

24. Section 502.5(A)(2) - Review of Application - Add new sentence to end:

...approvals are received. The DRC shall review the proposed new construction using standards herein for A Streets or B Streets, as applicable.

25. Section 502.6 - Downtown Educational Institutions (I-3) -

Delete existing section and replace with new text as follows:

502.6 - Higher Educational Institutions: When a higher educational institution is located in the D-1 Zone, the Institutional Master Plan, in addition to meeting the requirements of Section 503, shall identify A Street properties and Retail Frontages designated in the Downcity District.

- A) **Institutional Master Plan - Additional Requirements:**
An Institutional Master Plan for an higher educational institution located in a D-1 District may identify in narrative form and with illustrations:
1. proposed major alterations to existing buildings on A Streets, describing how such proposals will address the A Street and Retail Frontage regulations;
 2. proposed new construction on A or B Streets, describing the height, massing, setbacks, siting, and exterior materials.
- B) **Institutional Master Plan Approval:** An institutional master plan which addresses the Additional Requirements identified in (A) above shall be referred to the DRC for review once the plan is determined by the staff of the Commission to be complete in accordance with Section 503.4. The DRC shall review the plan to determine if the information provided is sufficient and adequate to meet the requirements of Sections 502.2 through 502.4, inclusive. The DRC shall have forty-five (45) days, from the date of the Commission's written confirmation that the Master Plan is complete, to review the Master Plan. Failure to act within this 45 days shall be equivalent to a recommendation for approval. After the 45 days, the Master Plan and DRC recommendation shall be submitted to the Commission in accordance with Section 503.4 for review of conformance with the comprehensive plan. The Commission, in approving the Master Plan and the Additional Requirements, may take into consideration the DRC recommendations and may approve in whole or may approve portions of the plan. An approved copy of the Master Plan with Additional Requirements shall be submitted to the Director.
- C) **Application for Building Permit:** The Director shall issue no building permit for a higher educational institution in the D-1 zone until the DRC has approved the plans in accordance with this section. However, if an approved Master Plan addresses the Additional Requirements noted in (A) above and meets other applicable requirements of this ordinance, the Director shall issue a building permit without further review by the DRC as follows:
1. **Existing Buildings:** A building permit shall be issued if the Director determines that the proposed alteration is in accordance with the approved Master Plan.
 2. **New Construction:** A building permit shall be issued for foundations and structural steel if the Director determines that the items listed in (A)(2) above are in accordance with the approved Master Plan. However, no building permit shall be issued for the remainder of the building until the DRC has approved the plans in accordance with this section.
26. **Section 502.7(B) - Incentives - General** - Add 2 new subsections to read:
1. **All requests for development incentives must be reviewed at a public hearing in accordance with Section 903 of this ordinance.**

2. The DRC may consider the physical changes required to the building or site if the incentive is granted, including interior alterations that affect the exterior appearance and character of the property, and may impose any conditions necessary to mitigate the visual impact of such changes, in accordance with the design regulations of this Section.
27. Section 503.4(C)(3) - Institutional Master Plan - Plan Contents - amend text as follows:
3. A list of properties on the National Register of Historic Places or designated in a local historic district, and proposed exterior changes to these properties (other than ordinary maintenance as defined in Section 501.6 herein), if known.
28. New Section 504 - Capital Center Special Development District - Add new text as follows:

504 - Capital Center Special Development District: The Capital Center Special Development District created in accordance with Section 2-361 through 365 of the City 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.

504.1 - Capital Center Commission: The Capital Center Commission (CCC), created in accordance with Section 2-364 of the City 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 CCC pursuant to state statute, all development in the District shall be reviewed to determine its conformance to the provisions of this section.

A) **Powers and Duties of the CCC:** In addition to those powers granted to the CCC pursuant to Title 45, Chapter 24.4 of the Rhode Island General Laws, the CCC shall have the following additional powers and duties:

1. **Regulate Development in the Capital Center Special Development District:** The CCC shall be 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 504 and in a manner not otherwise inconsistent with the provisions of this ordinance.
2. **Waivers:** Where specifically noted by this Section, and in accordance with all requirements herein, the CCC 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 CCC may impose such conditions deemed necessary to carry out the purpose of this Section.

3. Adoption of Rules: The CCC shall adopt and publish all rules necessary to carry out its functions under the provisions of this Section.
4. Incentives: The CCC 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 Section 502.7 of this ordinance.

504.2 - Capital Center Special Development District -
General Regulations

- A) Plan of Development: In accordance with Section 2-364 of the City Code of Ordinances, the CCC shall adopt a Plan of Development to regulate the type of development, use, height, setback, size, design, and parking in the District. The provisions of this ordinance shall be 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 District.
- B) Zoning Requirements: All development in the District must conform to the provisions of this Ordinance.
- C) Waivers: The CCC may, after holding a public hearing in accordance with the provisions of Section 903, grant waivers as follows:
 1. Building Height: The CCC 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 CCC may grant a waiver for location, the maximum area of the size of a sign on a building (but not the maximum total area of all signs on a building), illumination and materials.
 3. Landscaping: The CCC may grant a waiver to the landscaping provisions of this ordinance. In granting a request for a waiver, the CCC must 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 CCC 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 CCC may grant a waiver to permit a reduction of up to 25% of the required number of parking spaces per parcel.
 5. Setbacks: The CCC 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.

29. Section 602.1 - Governmental Signs - Add new text after last sentence, as follows:

... by law. Signs erected on government facilities to advertise non-governmental tenants shall be subject to the provisions of Sections 603 through 609 inclusive.

30. New Section 604.8 - Banner Sign - Add new section:

604.8 - Banner Sign: Banners (including pennants and flags) may be considered either as wall signs, projecting signs or roof signs, depending on their placement, and the relevant dimensional requirements in Section 607 will apply for each zone. Banners erected across a public right of way are not permitted except on a temporary basis as defined in Section 602.6.

31. Section 605.5 - Maximum Permitted Sign Area - Delete entire section and replace with the following:

In all Zones, other than R, OS, PS, RP, I-1 and I-2 Zones, the maximum permitted area for signs shall be based on the building frontage as provided in Sections 607.3, 607.4 and 607.5. The following additional requirements shall apply:

- A) Buildings with more than one tenant or owner - Each tenant's or owner's sign shall be based on the building frontage of each individual tenant space, as long as the total area of all signs on the building does not exceed the total allowable.
- B) Buildings on lots that front two or more streets - The total sign area shall be calculated by the building frontage of only one (1) street, said street to be selected by the owner or tenant. Once a sign has been approved by the Director, the owner or tenant may change the frontage calculation only upon written notice to the Director and agrees to remove any nonconforming signs that may exist at the time of the request.
- C) Any drive-in business that has a booth for employees only with no public access - Street frontage shall be used to calculate maximum sign area. For corner lots or lots that front on two or more streets, only one (1) street may be used to calculate sign area, said street to be selected by the owner or tenant. Once a sign has been approved by the Director, the owner or tenant may change the frontage calculation only upon written notice to the Director and agrees to remove any nonconforming signs that may exist at the time of the request.

32. Section 607.3 - Signs in C-1, C-2 and W-1 Zones - Amend text as follows:

The maximum total area ... *existing text remains...* in this calculation. All signs may be illuminated externally or internally, except that internally illuminated signs are not permitted in HD overlay zones. The maximum area ... *existing text remains to end.*

33. Section 607.5 - D-1 and D-2 Zones - Delete and replace with subsections A and B as follows:

- (A) D-1 Zones: See Section 502.2C for sign regulations for D-1 zones.
- (B) D-2 Zones: The maximum total area of all signs on a facade shall not exceed three (3) square feet per one (1) lineal foot of building frontage. Window signs shall not be included in the above calculation. Such signs may be externally illuminated and shall be made of metal, painted wood or other painted similar material (no plastic). Signs shall be placed on the building so as not to obscure architectural features and detail. Permitted sign types are indicated below.

Sign type	Area Sq. Ft.	Height Feet	Setback Feet	Projection Over Public ROW - Feet
Canopy	2/1' of building frontage			
Freestanding ¹	48 sq. ft.	18 feet	-	unrestricted
Projecting	48 sq. ft.	30 feet	0	0
Roof	128 sq. ft.	12' above roof	0	0
Wall	2/1' of building frontage	-	-	1.25 feet

(1) Only one freestanding sign is permitted per frontage.

34. Section 703.2 - Parking in All Other Zones - Add the following to the Table 1.0 Residential, USE CODE 11 through 14, under the column heading "Parking Spaces," after "1.5 per dwelling unit: "except for Use Code 14, when the structure is developed for elderly or handicapped individuals: 1 parking space per dwelling unit.
35. Section 705.6(E) - Landscaping - D Zones - Delete and replace as follows:
- E) **D Zones:**
1. **D-1 Zones** - See Section 502.2 for landscaping requirements.
 2. **D-2 Zones** - Parking areas shall provide one shade tree for every forty (40) feet of frontage. A landscape strip of at least three (3) feet in width shall be provided between parking lots and any adjacent public street, walk or right of way. A landscape strip at least three (3) feet wide shall also be provided between a parking lot and any contiguous property; the strip shall contain one shade tree for every 50 feet of interior lot lines. A hedge of compact evergreens or other suitable plantings may be substituted for the planted strip.
36. Section 707 - Special Use Permit - Parking - Amend text as follows:
- The Board may grant by special use permit, pursuant to Section 904 902 of this ordinance, the following:
37. Section 707.1 - Modification of Requirements - Amend text as follows:
- Any requirements in this Article with the exception of Section 707-5 707.2 may, ...existing text remains to end.
38. Section 708.2 - Required Loading Spaces/Use Codes 3.0 through 8.0 - Delete existing text in column labelled "Loading Spaces" and insert new text as follows:
- 1 loading space for 10,000 sq. ft. to 50,000 sq. ft. of GFA and 1 additional space for every 50,000 sq. ft. GFA or fraction thereof in excess of 50,000 sq. ft.
39. New Section 1000.18 - Automotive Repair Shop - Add amended definition relocated from Section 1000.73.
- 1000.18 - Automotive Repair Shop** - A building or portion of a building, in which major repairs (such as replacement of engines, replacement of transmissions, body work and glass work) are made to vehicles.
40. New Section 1000.19 - Automotive Service Station - Add amended definition relocated from Section 1000.74:

1000.19 - Automotive Service Station - A building or portion of a building in which minor automotive repairs or services are performed; fuel, oil, batteries and accessories are sold; grease racks, elevators and tire mounting devices are employed; but excluding automobile body repairing and painting and automotive body parts.

41. Section 1000.18 - B Streets - Change section number, delete existing definition and insert new definition as follows:

1000.20 - B Street: Any lot in the Downcity District (DD) overlay zone not designated as an A Street lot on the Overlay Zoning Maps.
42. New Section 1000.21 - Banner - Add new definition:

1000.21 - Banner (also Flag, Pennant): A strip of soft natural or synthetic fabric placed on or attached to any building, structure or site by means of brackets, flagpoles, wires or the like. Banners, pennants and flags bearing lettering, emblems, figures, logos or graphics intended as advertisement, announcement, direction or communication shall be considered signs and regulated in accordance with Article VI, excepting only the flags of any local, state or national government.
43. Sections 1000.19 (Basement) and 1000.20 (Bed and Breakfast) - renumber as 1000.22 and 1000.23, respectively.
44. Section 1000.21 - Billboard - Change Section number to 1000.24 and the word "premises" to "lot."
45. Sections 1000.22 (Block Frontage) through 1000.30 (Building Frontage) - renumber as 1000.25 through 1000.33.
46. Section 1000.31 - Building Height - Renumber as 1000.34 and delete last sentence.
47. Sections 1000.32 (Building, Principal) through 1000.72 (Garage, Private) - Renumber as 1000.35 through 1000.75.
48. Section 1000.73 - Garage Repairshop - Delete.
49. Section 1000.74 - Gasoline Service Station - Delete.
50. Section 1000.75 - Grade - Renumber as 1000.76.
51. New Section 1000.77 - Group Quarter - Add new definition:

1000.77 - Group Quarter: A dwelling unit in which individuals requiring supervision are provided living, sleeping, cooking, eating and sanitation facilities.
52. Sections 1000.76 (HDC) through 1000.109 (Permitted Use) - Renumber as 1000.78 through 1000.111.
53. New Section 1000.112 - Religious Housing - Add new definition:

1000.112 - Religious Housing - residence for the clergy of a religious institution chartered by the State of Rhode Island; also a convent (religious community of nuns) or monastery (religious community of monks).
54. Sections 1000.110 (Removal) through 1000.150 (Zoning Use Districts) - Renumber as 1000.113 through 1000.153.
55. Appendix A - Amend as follows:

15.5 - Religious Housing and Convent - Residence for clergy of a religious organization; also a religious community of nuns (convent) or monks (monastery).

15.7 - Group Quarters, With No Medical or Substance Abuse Treatment, More than 8 Residents (transitional living)

not a halfway house (not permitted in R zones)

15.8 - Group Quarters, With Medical or Substance Abuse Treatment - Maximum 15 residents (transitional living).

not a halfway house

New 15.9 - Halfway House

a residential facility for adults or children who have been institutionalized for criminal conduct and who require a group setting to facilitate the transition to a functional member of society.

24.4 - Drug or Alcohol Rehabilitation - non-residential facility not owned by or operated ...

45 - Repair Service - automobile service station and gas retail, garage..."

SECTION 2. Amend Section 103(B) of Chapter 1994-24, No. 365, approved June 27, 1994 (Providence Overlay Zoning District Map) by extending the Downcity Overlay District into Overlay Zoning District Map 10, Lots 30, 31, 32, 33, 35, 37, 38, 40, 45, 50, 552, 585, 680, 39, 43, 44, and 355; and into Overlay Zoning District Map 12, Lots 1, 7, 8, 15, 16, 17, and 24. In addition, the following Overlay Zoning Map corrections are proposed for the Downcity District:

A. Overlay Zoning District Map 4:

1. Change from A Streets to B Streets: Lots 149, 150, 151, 153, 155, 159, 193, 195, 196, 245.
2. New Retail Frontage: Lot 213.

B. Overlay Zoning District Map 10:

1. New A Streets and Retail Frontages: Lots 30, 31, 32, 33, 37, 38, 40, 45, 50, 552, 585.
2. New A Streets: Lots 39, 43, 44.
3. New B Street: Lots 35, 355, 680.

C. Overlay Zoning District Map 12:

1. New A Streets: Lots 1, 7, 8, 15, 16, 17, 24.

D. Overlay Zoning District Map 19:

1. New Retail Frontages: Lots 20, 42, 49, 50, 110, 111, 116, 117, 127, 128, 129, 130.

E. Overlay Zoning District Map 20:

1. New A Streets: Lots 1, 2, 5, 31, 35, 71, 72, 76, 100, 105, 111, 171, 205, 301, 343, 363, 365, 368.
2. New Retail Frontage: Lot 369.
3. Change from A Street to B Street: Lots 117, 138, 143, 161.

F. Overlay Zoning District Map 24:

1. New A Streets: Lots 555, 601, 615, 630.

G. Overlay Zoning District Map 25:

1. Delete as Retail Frontages: Lots 152, 154.
2. New A Streets: Lots 293, 305, 354.

3. New Retail Frontages: Lots 322, 323, 354.

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

RECEIVED
MAY 18 1995
CITY CLERK

IN CITY COUNCIL
MAY 9 1995
FIRST READING
READ AND PASSED

Michael K. Clement CLERK

IN CITY
COUNCIL

MAY 18 1995
FINAL READING
READ AND PASSED

Joseph V. Fargnoli
ACTING
Michael K. Clement CLERK

APPROVED
MAY 26 1995
Vincent A. Cianci
MAYOR

IN CITY COUNCIL
8/21/94
FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Michael R. Glendon
CLERK

Caroline Hays

IN CITY COUNCIL
COMMITTEE ON

THE COMMITTEE ON
ORDINANCES

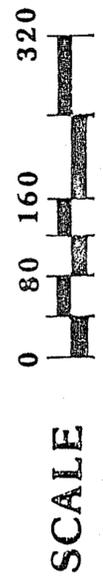
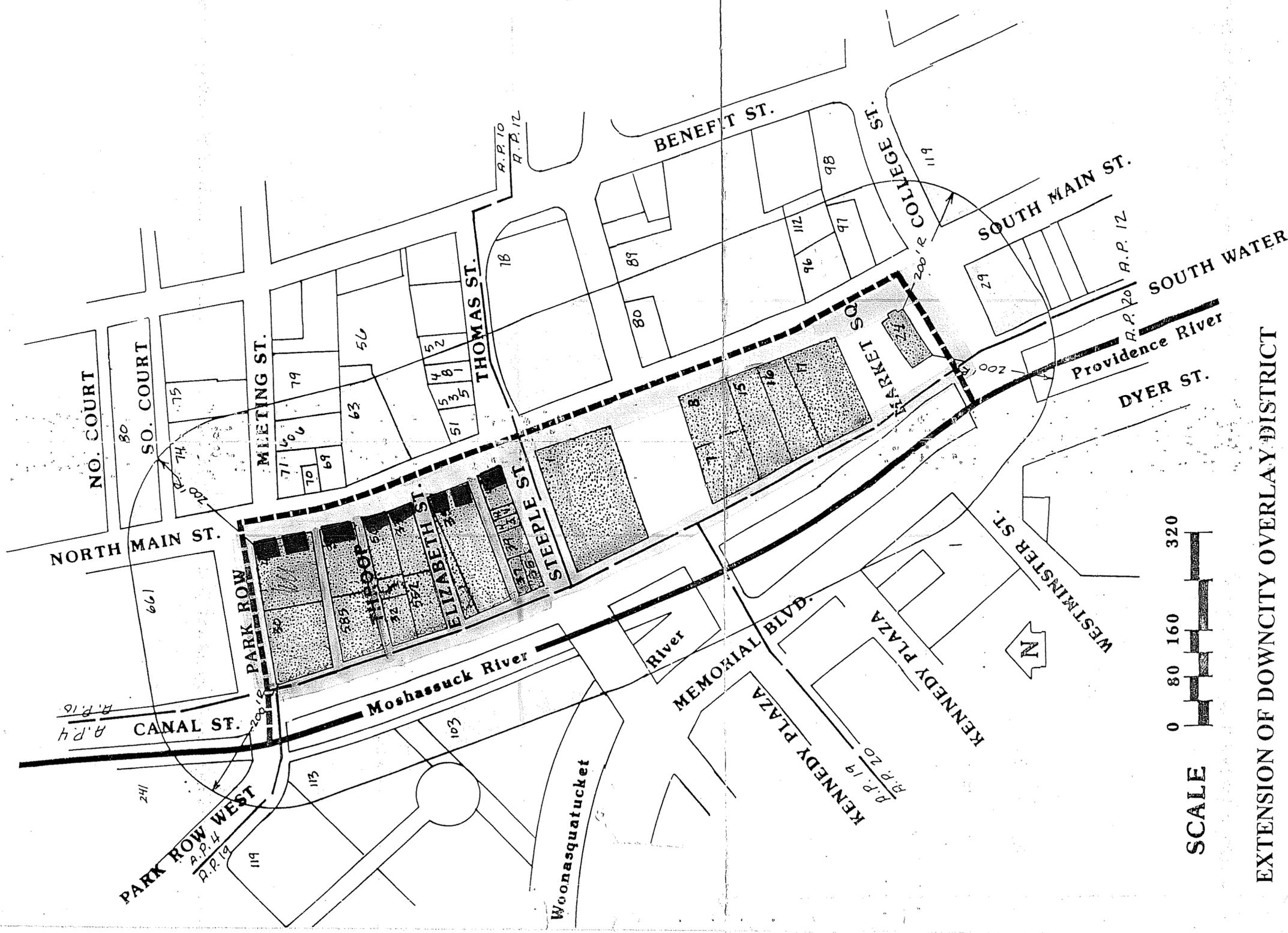
Recommendations
Richard A. Savino
CLERK

10/26/92
3/9/95 (P.H. Lee)
3/29/95 - *Caroline Hays*

THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

Richard A. Savino
Chairman
4/24/95



EXTENSION OF DOWNCITY OVERLAY DISTRICT

-  LOTS TO BE INCLUDED IN THE DOWNCITY OVERLAY DISTRICT
-  EXISTING DOWNCITY OVERLAY DISTRICT BOUNDARY
-  PROPOSED DOWNCITY OVERLAY DISTRICT BOUNDARY
-  B STREET
-  A STREET
-  RETAIL FRONTAGE